

TIMBER OAK ASSOCIATION



OCTOBER 2025 COMMUNITY NEWSLETTER

Dear Association Members:

Happy Fall! We hope you are enjoying this beautiful weather. The Board and REI hope you will find the news and reminders that follow to be helpful. Thank you for your time in reading the newsletter and for your cooperation where required.

Notes/News/Updates on Projects



- The drainage project is underway as most of you may be aware of. Notification was sent out regarding this project. The project will include areas on Penny Lane, Lawrence Avenue, Caldwell Terrace & Bristol Terrace. It is expected that the entire project will take 6 to 8 weeks, weather dependent. The contractor will be onsite six days a week – Monday to Friday full days and Saturdays till mid-afternoon. They plan to start between the hours of 7AM to 8AM and work until about 5PM each weekday. If you have any questions or concerns about this project, please contact Jessica DiDomenico at jdidomenico@rei-pm.net.

Completed Projects...



- ✓ The pool has been closed and winterized
- ✓ The irrigation system has been turned off for the season.



Scheduled Community Maintenance Items....

Annual window well cleaning-October-Notification will be forthcoming
Strip & yard drain cleanings-October
Fall gutter cleaning-late November notification will be forthcoming

Insurance Policy Update:

The association has renewed their insurance policy. Please review the attached notice from Bouvier Insurance to ensure you have proper coverage under your HO6 policy. If you have any further questions, please contact Jessica at jdidomenico@rei-pm.net.



Volunteers Needed...

In an effort to save money for the Association, it was brought up by a homeowner at the September board meeting to see if anyone in the community would be willing to volunteer their time to decorate the common areas for the holidays. This previously was done by a committee many years ago but unfortunately as we know, things change and committees come and go, so over the last several years, the Association has paid to have the holiday decorations put out each year. Please note, this does require you to be outside (sometimes in cold temps) on a ladder hanging lights around the gazebo, hanging wreaths on the pillars and mounting the Christmas tree inside the gazebo. If you are interested in volunteering, please email Jessica no later than October 31st.

Holiday Decoration Reminders...



Many people have already been displaying their fall/Halloween decorations in front of the units and in the common areas. Here are some reminders about what is permitted.

Decorations Not Permitted:



No inflatables are allowed on walkways or common areas.

- 🍁 Items should not be hung from the trees or shrubs.
- 🍁 No electrical wires are allowed to cross the sidewalk, driveway or any area that could become a tripping hazard.
- 🍁 No electrical wires are to be run overhead to trees or bushes.

Entryway:

- 🍁 Please be conscious of your neighbor if you share an entryway, as all residents may not wish to celebrate holidays in the same way. Please do not infringe on their space.
- 🍁 General holiday decorations can be setup three weeks prior to the holiday and **must** be taken down seven days after the holiday.
- 🍁 Decorations shall not block the walkways or the adjoining neighbor's entryway. All homeowners are responsible for all accidents and injuries that may occur as a result of the placement of decorations.
- 🍁 No lights are allowed for General Holidays.

Mulch Area:

- 🍁 General holiday - no pots or potted plants may be placed in the mulched area. Approved plants may be planted in the mulched area three weeks before the holiday and must be removed seven days after the holiday. The mulched area must be returned to its original state.
- 🍁 Holiday decorations may not damage and/or disrupt the sprinkler system and/or prohibit the landscaping vendor from performing their contractual obligations.
- 🍁 No items are to be hung from the trees or shrubs.
- 🍁 No more than five general holiday decorations may be placed in the mulched area.
- 🍁 Pumpkins may not be placed in the mulched area - rotting pumpkins leave seeds and pumpkin vines will develop. Pumpkins may be placed on the sidewalk.
- 🍁 Halloween jack-o-lanterns and pumpkins must be removed by December 1st to avoid attracting rodents.

Reminder Rear Deck Lighting...

As a reminder, in addition to the approved deck post solar lights, the board has agreed to let residents string deck lighting such as the photos below. These are the only approved type of deck lights that are permitted. **Christmas lights, rope lights, and party lantern lights are not allowed.** The lights may only be strung on the railing of the deck, not on any part of the building or on poles above your deck. **The lights may only be up from May 1st through October 31st. All string lights must be down before winter.**



2025 Holiday Trash Pickup Schedule

Thursday - Thanksgiving Day - November 27th - pick up will be normal day.
Thursday - Christmas Day - December 25th - pick up will be normal day

Trash and recycling receptacles are not to be put at the curb any earlier than the night prior to pick-up and must be brought inside the night of trash pick-up. If your trash or recycling container is missed on the day of pick-up, please contact Jessica D. immediately and she will contact the trash vendor. **Also, please remember all cardboard boxes that do not fit into a recycle container (if you have one) must be flattened and tied up prior to being put at curbside. All newspapers must be bundled and tied up.**

Unit Owners will be fined \$250.00 for the first offense of a violation reported or observed regarding the handling of cardboard boxes and recyclable items. There will be no warnings for this violation. Unit Owners are responsible for the actions of their tenants.

Landscape Committee Notes and News October 2025...



We have multiple tasks and challenges ahead for the Community.

Years of neglect have left us playing catch-up on property maintenance. We are focused on addressing our trees. The issue is primarily overgrowth, resulting from the builder's failure to space trees properly and plant many of them incorrectly. Some of you will notice that the tree branches are touching their units. We have recommended to the Board that they begin addressing the issue on the units bordering Bainbridge, and in the Spring, we will seek to start doing the same in other areas. If you notice branches touching your unit, please notify Jessica, as this affects the trees due to a lack of oxygen circulation. Unless addressed, we could potentially lose many trees during a storm.

Tree Replacement- We intend to replace the trees in front of the units where the Plum trees were removed.

Cherry Trees-It has been recommended that we fertilize the sixty cherry trees on the property to prevent them from dying. These trees (among others) need some root work performed.

Tree Removal-There are approximately three trees that need to be removed this Fall.

Irrigation-The City of Danbury has made its water restrictions permanent. This means we can only use our irrigation system twice a week at half capacity. We are exploring other ways to address this issue.

One potential solution is to upgrade our irrigation system, which is now 20 years old. Northeast Irrigation has proposed that we begin replacing our system with the Hunter Centralus Retrofit. The Board will be reviewing this option with the landscape committee.

Seeding-We intend to have certain areas seeded this Fall.

Detention Ponds-There are five detention ponds-drainage areas on the property that need to have the overgrowth removed.

Front Entrance/Pool-We intend to enhance the main entrance and the pool's aesthetic appeal by adding flowering plants.

Shrubs-There will be very little money available to installing shrubs in the Spring as the focus will be on tree maintenance. We have a plan in place to do further plantings, but that plan will be deferred until Spring 2027.

~Landscaping Committee



Timber Oak Book Club Updates



The book club met on Thursday, 10/2 to discuss the book Project Hail Mary by Andy Weir. 12 members were in attendance to discuss a book that was a bit challenging to read due to detailed scientific information. However, the consensus was an absolute love of the story. Even members

who could not attend the meeting relayed their love of the story. The book follows Ryland Grace, a lone astronaut on a last-chance, desperate mission to save Earth from extinction. The novel was a blend of suspense, humor, and detailed science as it explores an unlikely friendship (with an extraterrestrial) and the power of collaboration to overcome enormous challenges. This Sci-Fi book has been adapted into a movie that will be released in March of 2026 and Ryan Gosling will play the lead.

This was definitely a "thumbs up" read and will be a "field trip" to see the movie and compare book to movie adaptation next spring!!

The year is winding down, and we have one more regular meeting which will be Thursday, November 6th. That book selection is Kristen Hannah's novel, The Women. The story is about a young woman who enlists as an Army nurse during the Vietnam War, serving two tours and experiencing the brutal realities of war, only to return home to an unsupportive country that wants to forget the conflict and the women and men who served. This will be the last assigned book for 2025. In December our members will celebrate the year and the season with a holiday dinner.

We have already started looking ahead to 2026....new book selections, diverse topics and stimulating discussions. The book club is open to any interested resident. The meetings are on the first Thursday of each month, at 7 p.m., at the clubhouse. All are welcome.

If you have any questions or would like further information, you can contact Gerri Snow at gerrisnow@att.net



Visitor & On Street Parking

The association will continue to enforce parking rules. REI has been and will continue inspecting the visitor parking twice a month to record any vehicles that are seen parked in visitor parking lots and if they come back registered to a unit, owners will receive a warning letter. Any repeat offenders will be subject to fines or possible towing expenses.

The association will also be monitoring vehicles parked on the road as this is a safety issue and a violation of the association rules. Please remember not to park vehicles in non-parking areas such as in front of mailbox stations and in back out spaces specifically designated for end units. Also, please note that the visitor parking lot cannot be used by owners unless all garage and driveway spaces are in use. Please refer to Article VI - Motor Vehicles of the Association Rules and Regulations for rules pertaining to driving, parking, etc.

Rule Violations...



While we understand it can be frustrating or upsetting to receive notification regarding a rule violation the Association has rules in place for a reason, and those rules must be followed in order to keep the community a safe and comfortable place for everyone to reside, and also aesthetic uniformity in appearance.

If it is believed that you are in violation of a rule, the standard procedure is to send a warning letter to the unit in violation. These violations can be reported from routine property

inspections, board members, or other residents by way of completing a rule violation form. If the violation is not addressed or the Association receives a report of further violations of this nature, policy would dictate that your unit then be sent a fine hearing notice.

The Board does regularly follow up on these warnings and fine letters at each monthly board meeting. Fines are voted on in open session, and there have been several fines that have been implemented this year, as well as vehicles being towed for parking in the street and/or visitor parking. If you have questions regarding the violation process, please feel free to reach out to management. We appreciate everyone's effort in helping to make Timber Oak an enjoyable place to live.



Future Board Meeting Dates

The Board and Annual Owner Meeting schedule for 2025 are as follows:

Monday - October 27th

Monday - November 24th (annual owners meeting)

The open session for all board meetings will begin at **7:00 PM** in the clubhouse. A standard agenda is attached for your review.

A sign-up sheet will be placed outside of the meeting room for your use. The sign-up list will be collected after the Executive Session which will end at approximately 7:00 PM. Only those residents that have signed up will be given the floor to provide the board with comments during the Owners Forum part of the meeting. Please provide your name, address, and topic on the sign-up sheet so that the board can contact you after the meeting if necessary. Each owner will be given approximately 3-5 minutes to speak. If you feel you need more time, it is suggested that you write to the board in care of REI.

Per Connecticut state statutes - most fine hearings and fine voting regarding rule violations must be addressed in open session.

Notes, News, & Reminders...



- Pursuant to the Maintenance Standards, all homeowners must winterize their outside faucets, to ensure that the water pipe will not freeze and burst. All you need to do is turn the water off inside the Unit, then turn the outside faucet on to allow the water to drain out.

- Also, pursuant to the Maintenance Standards, if you are leaving your home for any amount of time, your heat must remain at a minimum of 55 degrees. This will help to ensure that water pipes in your unit do not freeze and burst.
- It is also recommended that you have your fireplace and HVAC system serviced prior to cold weather.
- Please remember that residents shall insure batteries are replaced in all smoke and carbon monoxide detectors twice a year - when daylight savings time begins and ends is a good time to remember to do this.
- Basement air handlers shall be replaced as needed. HVAC systems should be serviced every spring and fall too.
- Please remember if you change your email and/or mailing address you must inform REI/Jessica D. so that all correspondence that is sent to you can be received.

All property issues that need attention should be promptly reported to Jessica DiDomenico at REI. Jessica's contact information is jdidomenico@rei-pm.net or (203) 744-8400 x154. Please remember REI has an **emergency number** for off hours and weekends which is (203) 744-8400. Please press "0" for the operator and you will be assisted with your call.

Sincerely,



Alan V. Wunsch, CMCA
Branch President
REI Property Management
(203)-744-8400 Ext.123
awunsch@rei-pm.net

Sincerely,



Jessica DiDomenico
Assistant Association Manager
REI Property Management
203-744-8400 Ext. 154
jdidomenico@rei-pm.net

Monthly Board Meeting

Open Session-Agenda

Call to order

Pledge of allegiance

Hearings

Approval of the minutes from the previous Board meeting

Status of follow-ups resulting from minutes from previous meeting

Financial report

Management reports

Committee reports

Old business

New business

Homeowner forum

Adjournment