

# TIMBER OAK ASSOCIATION



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## SEPTEMBER 2025

## COMMUNITY NEWSLETTER

Dear Association Members:

We hope you are enjoying the warm days as summer winds down and fall is around the corner. 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



- We are finishing up the last few units that needed to have their water valve replaced and then the program will finally be completed. Again, thank you to everyone for being so accomodating and helping with this program. It was not an easy program to coordinate but everyones efforts and assistance made it a lot easier!
- Penny Lane paving project is underway. It is going very smoothly and should be wrapping up in the next few weeks. Thank you to all the Penny Lane residents for working with us while this project is going on. We appreciate everyones cooperation and moving vehicles as needed.
- As some of you may be aware, there are pink markings around the community for areas that will be patched. This work should be taking place hopefully within the next week. Just be mindful of the trucks while they are working on each area doing the patching. If you have any questions, please reach out Jessica D. at [jdidomenico@rei-pm.net](mailto:jdidomenico@rei-pm.net).



## **Scheduled Community Maintenance Items....**

Pool Closing-September 14<sup>th</sup> is the last day for pool usage.  
Annual window well cleaning-September/October  
Strip & yard drain cleanings-October  
Fall Dumpster Day-October 4<sup>th</sup>.  
Fall gutter cleaning-late November  
Ongoing tree removal/pruning-TBD



### **Pickleball Players...**

Last year's Timber Oak Pickleball (TOP) Round Robin inaugural Fall classic tournament was a great success. While there is not anything set in place yet for this year, please check the Timber Oak Facebook page as information will be posted there by the residents coordinating this tournament. They are hoping to hold it in the beginning of October.



### **School Bus Stop Reminder**

#### **School is back in session....**

Please remember that the only authorized school bus stop is by the sidewalk near the pool on the turnaround where the school bus stop sign is. Please keep in mind that there is no standing for school bus pickup and drop off in any other location.

**Also, please keep in mind that on street parking is always prohibited. Any vehicle found to be parked on the street will be subject to receiving a fine hearing letter. You must park your vehicle in the clubhouse parking lot while waiting for the bus.**



**Fall Dumpster Day...** has been scheduled for **Saturday, October 4, 2025.**  
**Drop off will begin at 6:00 AM and will end by 1:00 PM** (unless the

containers are filled and must be removed sooner). The dumpster day will include three dumpsters. The dumpsters will be placed in the clubhouse parking lot.

To prevent non-resident and resident abuse of this accommodation, various procedures will be in place. We ask that you cooperate with these measures so we can continue with this program. There are several steps that we will be taking, but of greatest significance will be staff monitoring while the containers are on site. The role of the monitors will be to catch non-residents

attempting to dump at Timber Oak, prevent dumping on the ground and not in the containers, and to prevent inappropriate materials from being dumped (such as construction project materials and hazardous substances).

Items not allowed include hazardous wastes (gasoline, oil, propane, paints, Freon, etc.), construction debris, AC units, car tires, brush and tree stumps, rocks, cement, and car batteries. TV's or computer screens are also not permitted. If you are going to dump lawn mowers or other such equipment, they must be drained of all fuel and oil. If you have any questions about this program, please contact Jessica at [jdidomenico@rei-pm.net](mailto:jdidomenico@rei-pm.net).



## Reminder Trash/Recycling Containers...

Several residents in the community have been putting their trash/recycling out earlier than permitted. There have been numerous cans that are being left outside for days after trash pickup day. Also, there has been a lot of recycling that is just being placed outside not in bags; and boxes not being broken down. Please note per the Association rules & regulations:

All refuse must be bagged, tied shut and deposited in a refuse container with a tight-fitting lid not to exceed 95 gallons in size and placed at curbside for pickup either after 5:00 PM on the night before pickup or on the morning of the same day as pickup. All refuse containers must be removed and brought inside your Unit the same day as pickup. No more than one approved refuse container is allowed

Recycled refuse must be placed in clear or blue plastic recycle bags or an approved recycling container and placed at curbside either after 5:00 PM on the night before pickup or on the morning of the same day as pickup. **All recycle containers must be removed and brought inside your Unit the same day as pickup. 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 with regard to the handling of cardboard boxes and recyclable items.**

**Unit Owners are responsible for the actions of their tenants.**

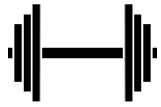


## **2025 Holiday Trash Pickup Schedule**

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.



### **Gym Reminders...**

Please make sure after you use the gym equipment you are wiping it down with the disinfectant wipes located in the right corner of the gym by the window. Also, if you are using the TV's please make sure you are turning them off when you are done and if you open a window, please make sure you close it before you leave the gym.

Lastly, the free weights should be put back after each use and not left on the ground. They are also not permitted to be removed from the gym. We currently are missing 40 lbs. free weight. If you have any information on this, please contact Jessica at [jdidomenico@rei-pm.net](mailto:jdidomenico@rei-pm.net).

### **Lost & Found**



If anyone is missing anything that could have been lost on the property or pool area, please contact Jessica at [jdidomenico@rei-pm.net](mailto:jdidomenico@rei-pm.net) to see if anything has been turned in. Please remember to claim your items. **All items will be disposed of at the end of the pool season, if not claimed, which is Monday, September 15<sup>th</sup>.**

### **Landscape Committee Notes and News August 2025...**



The Landscaping Committee is making plans for Spring. We will focus on the trees on the property and create a more aesthetically pleasing entrance to Timber Oak. We await approval from the Board for the care and treatment of the Cherry trees, as well as the purchase and planting of trees to replace some of those that were removed from entrances to the units. The Board has deferred the removal of the Cottonwood trees behind Bristol and Caldwell until Spring.

During the Fall, the trees that are adjacent to the units on Bainbridge will be pruned to remove branches that are touching those units. It is also anticipated that the Bradford Pear trees on Lawrence will also be pruned this Fall. In the future, the trees in the center of Bainbridge will require pruning to ensure their vitality and increase their likelihood of surviving storms.

The landscaping budget is limited. Therefore, there will be limited funds for the purchase of shrubs. If you wish to have new shrubs, please submit a written request to Jessica. Fall is the best time to take advantage of the end-of-year sales at Home Depot, Lowe's, and nurseries to purchase shrubs for units.

-Landscaping Committee



## **Timber Oak Book Club Updates**



The Timber Oak Book Club met on Thursday evening, September 4th, to discuss the book People We Meet On Vacation by Emily Henry. 17 members attended and enjoyed summer themed refreshments including Margaritas. The book followed the decade-long unlikely friendship between a free-spirited travel writer Poppy and her more reserved best friend Alex. It was a fun, summer, light read with some interesting questions about platonic friendships between men and women, travel, family, having the freedom to "be oneself", opposite attraction and definitely miscommunication!

The selection for the October meeting is Project Hail Mary by Andy Weir. This is a 2021 Sci-Fi novel in which Ryland Grace, a former teacher turned astronaut, wakes from a coma on a spaceship with amnesia. He's the sole survivor of a last-ditch mission to save Earth from an alien organism, Astrophage, that's absorbing the sun's energy. With his crew mates dead and his memories returning in fragments, Ryland must reverse the solar dimming event before humanity is wiped out. This book was a #1 New York Times bestseller and achieved other significant bestseller status across various platforms. This book is also being made into a movie starring Ryan Gosling and is set to be released by Amazon/MGM Studios on March 20, 2026.

The book club meets monthly on the first Thursday evening each month at 7:00pm. We welcome new members. If you would like to join us or have any questions, don't hesitate to reach out to Gerri Snow at [gerrisnow@att.net](mailto:gerrisnow@att.net)

Happy Reading!!



## **Future Board Meeting Dates**

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

Monday - September 29th  
Monday - October 27th  
Monday - November 24<sup>th</sup> (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...



- 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](mailto: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,

A handwritten signature in black ink, appearing to read "Alan V. Wunsch".

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

Sincerely,

A handwritten signature in black ink, appearing to read "Jessica DiDomenico" in a cursive style.

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