

TIMBER OAK ASSOCIATION COMMUNITY NEWSLETTER



2023

Dear Association Members:

We hope you all had a joyful holiday season and we wish you a happy and healthy New Year in 2023! The board and REI hope you will find the news that follows to be helpful. Thank you for taking the time to read our newsletter and for your cooperation where required.



Future Board Meeting Dates

The Board Meetings scheduled for 2023 are as follows:

Monday, January 23rd
Monday, February 27th
Monday, March 27th
Monday, April 24th
Monday, May 22nd
Monday, June 26th

Monday, July 24th
Monday, August 28th
Monday, September 25th
Monday, October 23rd
Monday, November 27th (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.

Please be informed - per Connecticut state statues - most fine hearings and fine voting regarding rule violations must be addressed in Open Session.



Board Meeting Protocol for Owners

The board welcomes public participation. Attendance helps the community remain current with board concerns, financial issues, and matters concerning upkeep of the property. It also provides the board with feedback from the owners.

When the floor is opened for owner comments, speakers are to state their name and address for the record. Owners are to direct their comments to the board. There is to be no cross-talking or arguing among attendees at the meeting. No speaker is permitted to call for votes on any matter during a board meeting.

The board has the discretion to limit the time of each speaker. Generally, 2-3 minutes per speaker is allotted. The chair may allow additional time.

Civil conduct is expected at all times. The Board will not permit defamatory comments about board members, or any person connected with or living in the community.

The Board may elect not to respond to questions asked or statements made at the meeting but will take into consideration the concerns expressed and will respond to the speaker and/or the community as appropriate. Ongoing debates or arguments will not be permitted.



Christmas Tree Pickup Schedule Reminder



The sanitation vendor has informed us that the pickup date for Christmas Tree removal will be on Tuesday, January 10th with a second round of pickups (if needed) on Tuesday January 17th. Please place tree (all decorations, garland, tinsel, etc. must be removed) at the curb no earlier than the evening of the Monday prior to pick up. If you miss both pickup days, you will then be responsible for disposal of your Christmas tree.

General Holiday Decoration Reminder



Reminder that all outside holiday decorations must be removed **no later than January 20th**. Inspections of decorations will be done after the 20th to ensure all decorations were removed. Your attention to and cooperation with this matter is appreciated.



Vehicle Information Form

If you have not done so already, please remember to turn in your vehicle information form. **The due date for these forms is January 31, 2023.** You can send your completed form to Jessica at jdidomenico@rei-pm.net or mail it to REI's Danbury address. Even if your information has not changed, you are still required to turn in a form. Please note that anytime you have changes throughout the year to this information, it would be appreciated if you contact Jessica with the updated information,



2023 Holiday Trash Pickup Schedule

Memorial Day	Monday	pick-up will be on Thursday
Independence Day	Tuesday	pick-up will be on Thursday
Labor Day	Monday	pick-up will be on Thursday
Thanksgiving	Thursday	pick-up will be on normal day
Christmas Day (2023)	Monday	pick-up will be on Thursday

As a reminder, 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 pickup. 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. Please see attached flyer from Oak Ridge regarding recycling.**

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.



Music Group Notes & News...

The holiday singing event was a great success! It was noted there was a nice number of people at the gazebo and about 40 people that joined at the clubhouse! The music group said it was nice to see everyone together to enjoy the holidays! Thank you to the music group and Pat Palmieri for putting this event together for the community. Hopefully, this event will continue for years to come!



Ladies Book Club Update...

Please see the attached flyer regarding the February Book Club meeting and book that will be discussed.



Snow Removal

Snow plowing of roadways and parking areas will begin at one inch of accumulation.

First effort to clear walkways, front porches and driveways will be completed by 7 am (if snow is present by 1 am). Second effort will begin at end of storm.

Walkways, front porches, and driveways shall be cleared of snow within six hours after end of a storm that is six inches or less; twelve hours for storms of twelve inches or more. Blizzards or ice storms may delay service. These timeframes will also apply to storm drains, hydrants, and mailboxes.

Visitor parking areas may be used to temporarily pile snow to clear roadways and other driving areas. A limited number of visitor parking spots will be retained for visitors during storms. Those parking areas with snow piles will be blown into landscaped areas within 48 hours.

Contractor provides for a 24/7 dispatch service during storms. Dispatcher will be available to our property manager, REI, for all snow inquiries.

Cars parked in driveways will only have snow removed around the vehicle. It is highly recommended that cars be parked inside the garage during snowstorms if possible.

Snow equipment will be housed in various visitor lots throughout the community.

Children should not be allowed to sled in an area where they could end up in the roads due to the inherent dangers of snow removal equipment and general association vehicular travel.



Notes & Important 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.
- 🍂 Just another reminder it is recommended that you have your fireplace and HVAC system serviced prior to the wintry weather.

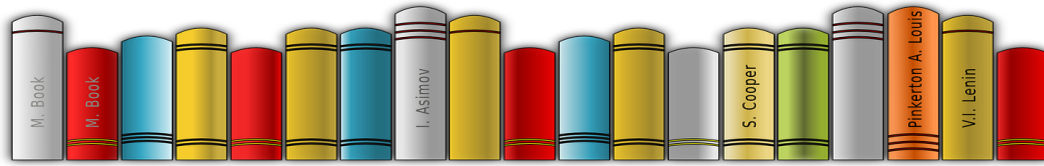
All property issues that need attention should be promptly reported to Jessica DiDomenico at REI. Jessica's contact information is jdidomenico@rei-pm.net or (203) 791-2660. Please remember REI has an **emergency number** for off hours and weekends which is (203) 744-8400. Please press "0" for the operator and you will be assisted with your call.

If Jessica or I can assist you in any way, please let us know.

Sincerely,

A handwritten signature in black ink, appearing to read "Arthur C. Stueck II".

Arthur C. Stueck II
President
astueck@rei-pm.net



Timber Oak Ladies Book Club

The book club got off to a great start last week. Our first meeting of the year was well attended by 13 members. It was a "Reader's Choice" meeting and so each member took a turn presenting and summarizing a book they wanted to recommend. Each member was supposed to summarize one book, but we have such avid readers and there are so many great books (old and new) that several readers presented more than one. A list was compiled of the books that were presented, along with a one paragraph summary, and emailed to each member. If anyone would like a copy of that list, please email me and I will be happy to forward to you. It is a great resource for anyone looking for books to read or are wondering what our neighbours are reading on their own.

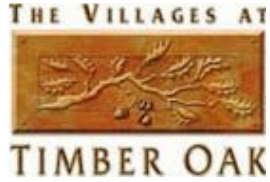
We also followed that meeting up with a quick field trip this past Sunday 1/8, to go see the new movie starring Tom Hanks, *A Man Called Otto*, based on a wonderful book that a lot of us had read by Fredrik Backman titled *A Man Called Ove*. A handful of us went and thoroughly enjoyed the movie and recommend it to all of you.

Our next meeting is scheduled for Thursday, February 2nd, 7pm in the clubhouse. The book we are reading is *The One* by John Marrs. Once again, we have worked with the Bethel library to secure enough copies to give our members the choice to be able to read monthly club selections without going through the expense of purchasing the book.

Looking ahead, March's selection will be Stanley Tucci's book, *Taste: My Life Through Food*. A great opportunity for enthusiasts of reading and/or cooking to join us for that one.

We always welcome new members and for anyone interested but hesitating, feel free to come to a meeting and give us a try to see for themselves. I think you will enjoy it! For more information, email gerrisnow@att.net

On behalf of the book club, Happy & Healthy New Year to all.



TIMBER OAK ASSOCIATION
c/o REI Property Management
2A Ives Street
Danbury, CT 06810
(203) 791-2660

Monthly Board Meeting

Open Session - Agenda

Call to order

Approval of the minutes from the previous Board Meeting

Fine Hearings

Officer Reports

Committee Reports

Management Report

New Business

Old Business

Homeowners Forum

Adjournment



RECYCLING CENTER

A state-of-the-art single stream recycling center which processes 20 tons of recycling material every hour. We are centrally located to handle recycling material from all of Connecticut, New York and Massachusetts.

SINGLE STREAM FAQs

How should recyclables be prepared?

Recyclables should be rinsed clean of any food waste. Corrugated cardboard boxes should be broken down into smaller pieces. Lids and caps can remain on empty bottles. There is no need to tie newspaper or cardboard with twine.

What type of metal can be recycled?

Aluminum and tin cans are acceptable. **Pots, pans, and scrap metal such as automotive parts, motors and appliances are NOT allowed and cause damage to our system.**

All of my recycling was thrown into a truck without separating it. Was the recycling treated as waste?

No. We have high tech equipment and employees that will separate the recycling at our processing facility. Once separated, the clean materials will be baled, sold and recycled into new products.

Can recyclables be put in clear plastic bags?

No. Plastic bags are NOT accepted in the Oak Ridge Recycling program and can cause damage to our system. Many grocery and retail store offer plastic bag recycling.



ACCEPTABLE ITEMS

Magazines and Newspapers

such as catalogs, soft cover books, brochures, phone books, & junk mail

File folders and Office Paper

all colors accepted

Cardboard and Paperboard

such as cardboard boxes, paper bags, beverage holders, cereal, pasta & tissue boxes

Paper Cartons

such as milk, juice and egg cartons

Plastic Containers

#1 through #7

Metal Cans

aluminum, tin and foil cans

NOT ACCEPTED

Plastic bags and wrap, window glass, mirrors, light bulbs, dishes, drinking glasses, pyrex, ceramics, paper towels, facial tissue, styrofoam, PVC, recyclables containing food waste, propane tanks, paint cans, oils, hazardous material, needles, syringes, aerosol containers (deodorizers, cleaners, pesticides, etc.), VCR tapes, CDs/DVDs, scrap metal, pots or pans, bottle caps, plastic plates, bowls and utensils, ice cream containers, Christmas lights, hoses and extension cords.



If you would like to learn more about what Oak Ridge Waste & Recycling has to offer...

Contact us at (203) 743-0405

Follow us on Instagram
or Facebook



www.oakridgewaste.com