

TIMBER OAK ASSOCIATION
COMMUNITY NEWSLETTER

January

2024

Dear Association Members:

We want to wish everyone a happy and healthy New Year! 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.

Ongoing Projects...



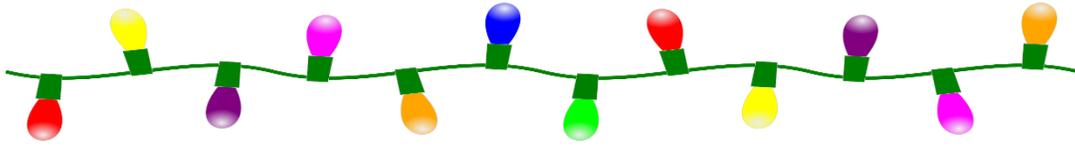
Notification was sent out with the details and information regarding the water valve replacement program for the next scheduled building which will be 15-20 Paulding Terrace which will take place on **Wednesday, January 17, 2024, starting at 9:00 AM.**

The program continues to run very smoothly! We appreciate everyone's cooperation thus far! If you should have any questions, please feel free to contact Jessica at jdidomenico@rei-pm.net. Your cooperation is greatly appreciated.



Reminder Christmas Tree Pickup Schedule

The association has arranged for Christmas trees to be removed on Thursday, January 11th, and Thursday, January 18th. Please place trees (all decorations, garland, tinsel, etc. must be removed) at the curb no earlier than the evening of the Wednesday prior to pickup. If you miss both pickup days, you will then be responsible for disposal of your Christmas tree



General Holiday Decoration Reminder

As a reminder, per the Association rules & regulations, **all holiday decorations must be taken down and removed no later than January 20th**. This includes all holiday lights and does include the rear deck of the units.



Tennis Court Closure

The tennis courts will continue to remain open. We will be monitoring the weather to make a decision on when to close it for the season and we will inform all residents.



Wild Animals....

Please remember that wild animals such as coyotes, foxes and bobcats do live in the area and have been spotted. Most recently a coyote was spotted in the common area. All residents should be aware of their surroundings when outside or walking their dog - especially at dusk, dawn, and/or at night. Extreme caution should be used when young children are out in the common area. **Be sure not to leave food or bird feeders outside or intentionally feed the animals as that will only attract them to the area as well as cause rodent issues inside units.**

Snow Removal Reminders...



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

The 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 also apply to the clearing of 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. Dispatchers are available to 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.



2024 Holiday Trash Pickup Schedule

Monday - Memorial Day - May 27th - **pick-up will be on Thursday**

Thursday - July 4th - pick up will be normal day - Wednesday

Monday - Labor Day - September 2nd - **pick up will be on Thursday**

Thursday - November 21st Thanksgiving - pick up will be normal day

Wednesday - December 25th **Christmas - pick up will be 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.**

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



Vehicle Information Form...

The 2024 vehicle information form was mailed out January 3rd. **Please remember this is an annual required form that must be turned in by all unit owners.** Even if you turned in your form recently, or have not had any changes to your vehicles, you are still required to provide an updated form. **All forms are due back by January 31st.** Your attention to this matter is greatly appreciated.



Ladies Book Club Update...

Please see the attached flyer with a recap of the January meeting and the information regarding the upcoming February meeting.



Notes & Important Reminders....

- Pursuant to the Maintenance Standards, all homeowners must winterize their outside spigots, 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 spigot 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.
- Hot water heaters must be replaced within one year of the warranty expiration date or sooner. Although not a requirement, hot water heaters

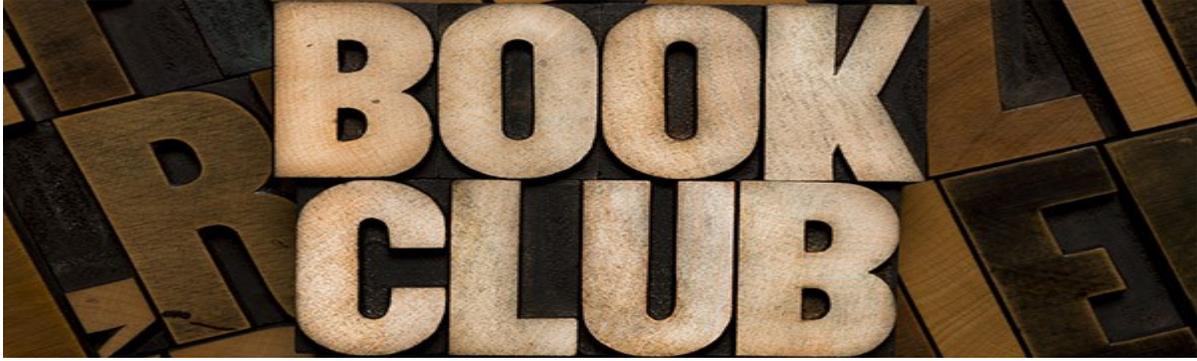
operate more efficiently and will last longer if a hose is attached to the outlet bib and a portion of the tank is drained into the floor drain at least annually, removing rust and other sediment.

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.

Sincerely,

A handwritten signature in black ink, appearing to read 'Arthur C. Stueck', written in a cursive style.

Arthur C. Stueck



HAPPY NEW YEAR!

The Timber Oak Book Club had its first meeting of 2024 on January 4th. It was a reader's choice meeting which simply meant that there was no book assigned for the month of December, but everyone was on their own to read a book (past or present) and come to the meeting and give us a brief summary and recommendation. 12 of our members presented books. Those book summaries were then compiled into a list that was sent to our 21 members to review at their leisure. The books can become a reading list, or a selection for a future month's choice.

It would be too lengthy to include the summaries here. Instead, am listing the books that were presented along with their author and genre. Anyone that might be interested in seeing the list that includes summaries can email me at gerrisnow@att.net and I will be happy to forward it.

The twelve books presented were:

Trespasses by Louise Kennedy (historical fiction)

Please Tell Me by Mike Omer (Thriller)

Cloud Cuckoo Land by Anthony Doerr (science/historical fiction)

Born A Crime by Trevor Noah (autobiography)

Motel of the Mysteries by David McCaulay (humor/graphic novel)

World Without End by Ken Follett (historical fiction)

Hudson Bay Bound: Two Women, One Dog by Natalie Warren (biography/autobiography/travel)

The Spy Who Loved by Claire Mulley (biography/true crime)

The Rose Code by Kate Quinn (historical fiction/war/thriller/spy)

The Seven Husbands of Evelyn Hugo by Taylor Jenkins Reid (historical fiction/romance)

Project Hail Mary by Andy Weir (science fiction)

The Extraordinary Life of Sam Hell by Robert Dugoni (fiction/coming of age)

Our next meeting is Thursday, February 1st at 7p.m. in the clubhouse. The book is The Power of Habit by Charles Duhigg. This is our first time tackling a "self help" type book but a great way to start the new year. Copies of the book are available at the circulation desk of the Bethel Library under Timber Oak Book Club.

We welcome new members or anyone who just wants to give us a try! Refreshments are always available, and for the February meeting we will be featuring a hot chocolate and tea bar to warm us up on a cold night!

Any questions? Contact Gerri Snow at gerrisnow@att.net



Future Board Meeting Dates

The Board Meetings scheduled for 2024 are as follows:

Monday- January 29th
Monday-February 26th
Monday-March 25th
Monday-April 29th
Monday-May 20th
Monday June 24th

Monday- July 29th
Monday-August 26th
Monday-September 30th
Monday-October 28th
Monday-November 25th (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 the 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 always expected. 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.

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