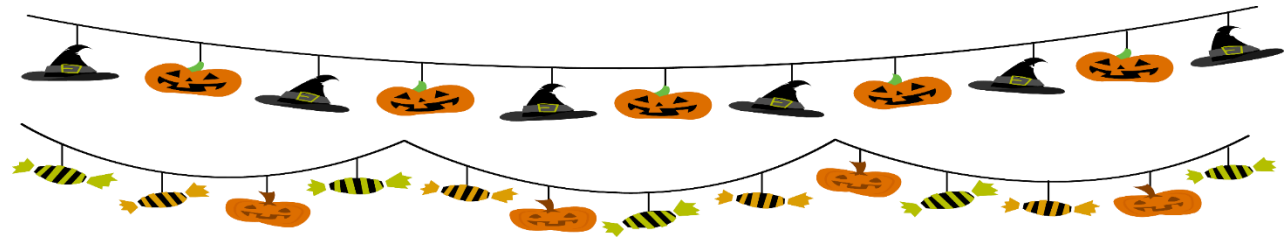


TIMBER OAK ASSOCIATION COMMUNITY NEWSLETTER



OCTOBER 2023

Dear Association Members:

We hope you are enjoying this beautiful fall weather, and you are looking forward to the coming holidays! 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.



Upcoming Projects...

Notification was sent out with the details and information regarding the water valve replacement program. The program started on Monday, October 9th at 3 Tucker Street. As mentioned, once your building is scheduled, you will receive notification. If you should have any questions, please feel free to contact Jessica at jdidomenico@rei-pm.net. Again, please bear with us as this is a new program and we are working on making it as easy as possible for everyone. We will have a better understanding on how things will go once the first building is completed so we know if we have to tweak anything to make it run more smoothly. Your cooperation is greatly appreciated.

UPDATE

Insurance Policy Update:

The association has renewed their insurance policy. Please note there have been changes to the association's deductible amount. Please review the following to ensure you have proper coverage under your HO6 policy:

It is recommended that all unit owners have (at the least) the following insurance policies in place – liability, contents, dwelling, loss assessment and an umbrella.

With regards to dwelling coverage, you should have a minimum of \$15,000 in coverage. This coverage would be needed if you had a loss event in your unit and you were found responsible for the deductible. You can be held liable for the deductible if you violated the maintenance standards (found in the associations rules), there was willful misconduct, or there was negligence.

With regard to loss assessment coverage, you should consider having at least \$10,000. If the association had a loss event, and there was no insurance coverage or not enough coverage, they could assess all owners. You would want protection in case that were to occur.

If you lease your unit, it is suggested that you require the tenant to maintain a renter's policy with a minimum of \$300,000 in liability coverage.

Reminder Fall Dumpster Day



As a reminder, the Fall Dumpster Day has been scheduled for tomorrow. 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 October 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).

You will be asked to present identification when you arrive at the dumping site. We are attempting to eliminate outsiders from abusing this accommodation which is intended to serve residents only.

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.



Veterans Day Event...



Thank you to Meredith Gorden for putting this wonderful invite together.

Join us on Veterans Day, November 11, 2023, at 11:00 AM at the clubhouse to honour our brave veterans and recognize and thank them for their service to our country. There will be a wreath laying ceremony, musical performances, and a luncheon afterwards. Of course, the beloved chipped beef on toast (S O S) will be served. Veterans and their family

and friends, as well as all members of the Timber Oak community and their family and friends are invited.

Please RSVP by October 26th so we order the right number of food and beverages. Please respond by text or call to Drew Ninos at 917-576-1681 (include number attending).

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.



Landscaping Committee Notes & News...



As a reminder, if you wish to maintain your own mulch bed, contact Jessica for a “Maintained by Homeowner” sign. This will help the associations landscaper and our landscape volunteers.

Please be reminded that any requests to add or change items in the manicured landscaping beds must follow the enclosed guidelines and must be submitted to the Landscaping Committee, in care of REI, for review.

A copy of the “Request to the Landscape and/or Architectural Integrity Committee” can be obtained on the community website at:

<http://villagesattimberoak.com/website/publish/owners/index.php?Forms-29>

Timber Oak was chosen to receive a \$1,000 award from AssociationNation!

AssociationNation is an online database for homeowner associations in Connecticut. Timber Oak joined AssociationNation, at no cost, and the community is now a part of a search engine and database that allows potential buyers and renters to learn more about communities before selecting a new home. This database is also used by realtors, lenders, lawyers, and insurance agents to collect information they need to better serve their customers.

AssociationNation chose Timber Oak as one of their incentive program winners and awarded Timber Oak with \$1,000 to be used towards a community enhancing project. The board voted unanimously to use this money towards the Landscaping Committee's new plantings around the bench areas.





2023 Holiday Trash Pickup Schedule

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.**

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.



Ladies Book Club Update...

Please see the attached flyer with a recap of the October meeting and information regarding the upcoming November meeting and book that will be discussed.



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.

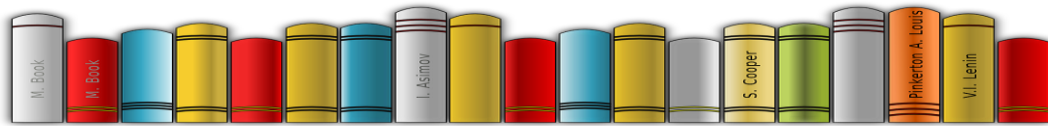
- Hot water heaters must be replaced within one year of the warranty expiration date or sooner. Although not a requirement, hot water heaters operate more efficiently and will last longer if a hose is attached to the outlet bib and a portion of the tank is drained into the floor drain at least annually, 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,



Arthur C. Stueck II
President



Timber Oak Ladies Book Club

HAPPY FALL!

The book club met on October 5th to discuss the book Lessons in Chemistry, and it was unanimous - everyone really enjoyed this book. Most are looking forward to the limited series that will drop on Netflix on October 13th - but worried that the series will not be able to do the book, it's complicated story, or the characters justice. Thirteen of our twenty-one members were in attendance. And in keeping with the theme of the book, refreshments were based on popular snacks from the 50's and 60's as well as a wine selection that included wines with names reflecting "chemistry" in some way.

Our next meeting is scheduled for Thursday, November 2nd. The book we will be reading and discussing at that meeting is called The Book Woman's Daughter by Kim Michele Richardson. Copies of this book are on hold at the circulation desk at the Bethel Library for anyone who might like to read it and join us in November. This book is a follow up to one we read last year and enjoyed called The Book Woman of Troublesome Creek.

November's meeting will be our last book selection and discussion for 2023. In December, we celebrate with a holiday dinner at a local restaurant. So, if any of you have been thinking of joining us for a book discussion, November would be your last chance for 2023.

We have also restocked some of the books in the clubhouse library. Unfortunately, we are still missing some favorites that have not been returned for months. Just want to remind you that while we welcome book donations, this is not a "book swapping" library. Many of the books we are stocking the library with are recent, hard cover, popular books. We want to keep these in circulation. They are all stamped on the inside "Property of Timber Oak Library". So please come and select a book, read it, but most importantly.... return it.

Our meetings are the first Thursday of each month at 7 p.m. in the clubhouse. All are welcome.

If you have any questions, or would like to make book donations, please email me at Gerrisnow@att.net



Future Board Meeting Dates

The remaining Board Meetings scheduled for 2023 are as follows:

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 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

The Villages at Timber Oak Association Board Meeting – Open Session

August 28, 2023

Approved Minutes

The meeting was called to order at 7:04 PM. Stephen Grey (Board Member/Vice President), Lorenzo Muratore (Board Member/Treasurer), Patrick Schappert (Board Member/Assistant Treasurer), and Frank LoCastro (Board Member/Secretary) were present. Danna Marques (Board Member/President) was absent. Also present was Jessica DiDomenico from REI Property and Asset Management.

Hearings:

11 Sampson Terrace - it was noted they were concerned with the charges being billed back for the work order regarding their shower line leak. REI to investigate the charges for materials and get a breakdown of the cost and send them to the Board for review.

Ratification of the minutes:

Patrick S. made a motion to accept the Open Session Board Meeting Minutes from July 24, 2023, meeting. Steve G. seconded the motion. All present voted in favor of the motion.

Financials:

It was noted that the rest of the reserve transfers will be moved in August if cash balances allow.

Warnings/Fines:

Lorenzo M. made a motion to post the fines for 81 Lawrence for the ongoing issue with the Airbnb guests. Danna M. seconded the motion. All in favor of the motion. It was also noted that the unit owner must remove the lockbox that is on the railing of the unit. REI to inform the unit owner.

Lorenzo M. made a motion to post the fine for 8 Sampson Terrace for the noise disturbances. Patrick S. seconded the motion. All in favor of the motion. REI to inform the unit owner and let them know the next complaint received, the fines will increase.

Danna M. made a motion to post the fine for 4 Hopkins for the clubhouse rental violation. Lorenzo M. seconded the motion. All in favor of the motion. REI to inform the unit owner.

Proposals:

Patrick S. made a motion to approve the repairs to the stone wall along Grassy Plain Street in the amount of \$4,509.30. Frank L. seconded the motion. All in favor of the motion.

REI's follow-ups and new business:

Steve G. made a motion to approve the changes to the fire safety section of the maintenance standards. Patrick S. seconded the motion. All present voted in favor of the motion. REI to send out the revised version to all unit owners for notice and comment.

Danna M. made a motion to approve the changes to the Landscaping Committee rules regarding statue size. Patrick S. seconded the motion. All present voted in favor of the motion. REI to send out the revised rule to all unit owners for notice and comment.

REI to continue to find other tennis companies to come out to provide a proposal for the tennis court repairs.

REI to follow up again with Bouchard to get a proposal for the exposed pipe in the rear of 20 Lawrence Avenue. It was noted that Jackie on the LSC obtained pricing from another vendor for this repair and will forward it to REI to send to the Board for approval.

New Business:

REI to inspect the area at 73 Lawrence to see where the unit owner is requesting a fence to be installed to stop foot traffic.

REI to forward the insurance renewal bids once received. It was noted that the current policy expires on 10/15.

REI to have the pool closed and winterized by September 19th.

REI to obtain a renewal bid from Hydrocare for pool service as their contract expires at the end of the pool season.

REI to obtain a renewal bid from Lawn Doctor for the weed & feed service as their contract expires at the end of October.

It was noted that budget draft for 2024 would start. REI to send over the first budget draft to Lorenzo M. and Patrick S. once completed.

REI to confirm that Emmons Tree has been paid for all deposits for upcoming work as well as the stump grinding.

Homeowner Forum (note – only action items are documented in the minutes):

It was noted that Emmon Tree would look at the leaning tree in the rear of 1 Penny Lane to see if it needs to be removed.

A motion to adjourn the meeting was made by Lorenzo M. at 7:52 PM. Frank L. seconded the motion. All present voted in favor of the motion.