

TIMBER OAK ASSOCIATION

COMMUNITY NEWSLETTER



2022

Dear Association Members:

We want to wish everyone a joyful holiday season and 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.



Annual Owners Meeting:

The Annual Homeowners Meeting was held on November 28, 2022. Thank you to all homeowners who attended. Attached are the draft Annual Homeowner Meeting Minutes.

Please note, as of January 1st, the monthly common charges will be \$357 (plus \$29 water/sewer for the Danbury homes). Coupon booklets will be mailed to you under separate cover letter. Please note - if you pay online, be sure to change the monthly amount of your payments beginning January 1st. If you have any questions, please feel free to contact Jessica D.



Future Board Meeting Dates

The Board Meetings scheduled for 2023 are as follows:

Monday, January 23 rd	Monday, July 24 th
Monday, February 27 th	Monday, August 28 th
Monday, March 27 th	Monday, September 25 th
Monday, April 24 th	Monday, October 23 rd
Monday, May 22 nd	Monday, November 27 th (Owners Meeting)
Monday, June 26 th	

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 will 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

The association has arranged for Christmas trees to be removed on Wednesday, January 11th, and Wednesday January 25th. Please place tree (all decorations, garland, tinsel, etc. must be removed) at the curb no earlier than the evening of the Tuesday prior to pick up. If you miss both pickup days, you will then be responsible for disposal of your Christmas tree.



Veterans Day Event...

The Timber Oak Veterans Day Memorial Ceremony was held on Friday, November 11, 2022. We would like to again thank resident Drew Ninos for putting this event together! Below are some photos from the event. The Mayor of Danbury also attended the event!



2022-2023 Holiday Trash Pickup Schedule

Christmas Day 2022
New Year's Day 2023
Memorial Day
Independence Day
Labor Day

Sunday
Sunday
Monday
Tuesday
Monday

pick-up will be normal day
pick-up will be normal day
pick-up will be on Thursday
pick-up will be on Thursday
pick-up will be on Thursday

Thanksgiving
Christmas Day (2023)

Thursday
Monday

pick-up will be normal day
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 with regard to the handling of cardboard boxes and recyclable items. Unit Owners are responsible for the actions of their tenants.



CAROLING

Music Group Notes & News...

Just a reminder on **Saturday December 17th**, join the **Timber Oak Music Group** for an evening of **festive holiday singing!** Singing will begin at the **gazebo** at 7:00 PM (weather permitting) and we'll proceed to the **clubhouse** for more singing accompanied by keyboard, flute, and guitar from 7:30 PM to 8:30 PM followed by light refreshments.

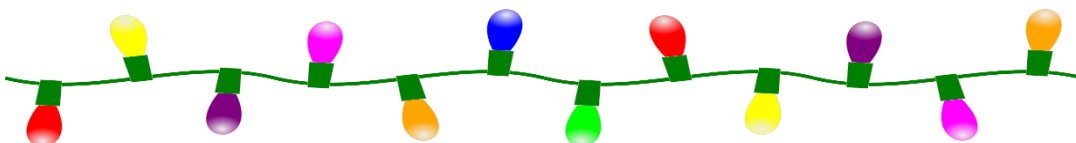
All Timber Oak community members, adults and children, are invited to join in the celebration and listen or sing along (extra lyric sheets will be available). If you would like to join us for a couple of rehearsals in the weeks leading up to the event, or if you want to learn more about joining the Music Group, please email Pat Palmieri at pjpalmieri@comcast.net.

If you plan to attend and can RSVP to pjpalmieri@comcast.net by December 9th, it will help us plan refreshments. But even if you don't RSVP, please do come join us anyway, the more the merrier! We look forward to celebrating with you.



Ladies Book Club Update...

Please see the attached flyer regarding the January Book Club meeting and some updates from their end of the year dinner!



General Holiday Decoration Reminders

Please review the December Holiday Decorations Rules and Regulations...

Section 12.2 – December Holiday Decorations:

Decorations Allowed:

- 1) Mini multi-colored white and blue lights and ornaments will be allowed on trees and bushes surrounding your unit. No more than five general holiday decorations may be placed in the mulch area. Where two-unit owners share a common tree or bush, both owners must agree to have lights and decorations.
- 2) Icicle and snowflake lights, etc. may be hung over garage doors and entrance ways.
- 3) Green roping is allowed to frame garage door(s) and may have mini multi-colored white or blue lights attached.
- 4) Holiday pathway lights are allowed, however, if they are damaged by vendors during snow removal clean-up, owner(s) will not be compensated.
- 5) Back decks may be decorated with lights and decorations.
- 6) Green wreaths with red ribbons no larger than 24" in circumference will be allowed on pillar(s). Where two-unit owners share a common pillar(s), both unit owners must agree to hang wreaths.

Decorations not allowed:

- 1) No decorations or lights are allowed to be hung or attached to any roof or roof line, outside walls or windows.
- 2) No electrical wires are allowed to cross any sidewalk, driveway or any area that would constitute a tripping hazard.
- 3) No electrical wires are allowed to be hung or placed over trees or bushes.
- 4) No inflatable decorations are allowed on any walkway or common area.
- 5) No external flashing lights or audio music is permitted.
- 6) No items that are hard to remove such as garland, tinsel, or streamers, etc. should be hung from trees or shrubs which could result in damage.

General:

December holiday lights and decorations may be put

- 1) up on or after November 15th but cannot be lighted prior to the Friday after Thanksgiving and must be unlit on or before January 10th. All outside decorations must be taken down and removed no later than January 20th.
- 2) Please be conscious of your neighbor if you share an entryway, as all residents may not wish to celebrate holidays the same way. Please do not infringe on their space.
- 3) Lights and decorations must not block walkways or the adjoining neighbor's entryway.
- 4) All homeowners are responsible for any accidents or injuries that may

occur due to the placement of lights and decorations.

- 5) Unit owners who place lights and decorations in the approved areas must also agree that they will return all common elements, e.g., trees, bushes, and pillars to their original condition. If a common element is damaged, the owner is responsible for its repair, and/or replacement.
- 6) Holiday lights and decorations may not damage or disrupt the sprinkler system(s) or prohibit irrigation or landscaping and snow vendors from performing their contractual obligations.

No lights are allowed to be hung or placed outside for general holidays



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.

Vehicle Information Form



The 2023 vehicle information form will be mailed out the first week in January. Please remember this is an annual required form that must be turned in by all unit owners.



Notes & Important Reminders

Please note a bulletin board has been placed in the clubhouse when you first walk into the great room from the side entrance by the gym. This bulletin board was provided by REI Property. It will provide the days and hours for the on-site manager as well as emergency numbers for after hours and any updated information you may require. We hope you find this information useful.

- 🍂 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 Timber Oak book club closed out 2022 with Holiday Dinner and looks forward to 2023 and welcoming new members!

Following book club tradition, there was no book assigned to read for our December meeting. Instead, 11 of our 15 active members enjoyed a wonderful holiday dinner at Barbaries Grill at the Danbury Mall. A great time was had by all and even our newest members feel like good friends already!

As we look forward to what's ahead in 2023, we again, want to encourage you to consider joining us. Perhaps you have a New Year's Resolution to venture out of your comfort zone and try new things.....or you're looking to meet other residents.... or it's simply your love of books, give us a try!

We are making it simple to join us for our next meeting, which is scheduled for Thursday, January 5th at 7pm. We are not designating a particular book for everyone to read over the next few busy holiday weeks. Instead, we are moving our "Reader's Choice" month to January. We are asking members and any new residents interested, to come to this meeting prepared to briefly summarize one book they either just read, a favorite from the past, a new bestseller, whatever....no restrictions on genre or whether you read it last week or ten years ago. We will compile the list of the books summarized, which will become a great resource of recommended "reads", as well as possibly finding books that we can add to the calendar for one of the months in 2023 as a group read and discussion book.

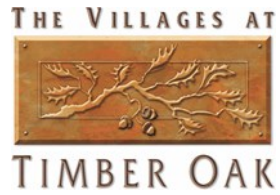
Our meetings are always the first Thursday of each month at 7 p.m. in the clubhouse. We have had the occasion to offer a few outings such as the holiday dinner or a trip to the movies to see *Where The Crawdads Sing* after reading the book. We welcome residents and fresh ideas as we plan for the New Year.

If you are not interested in joining our group, we remind you that there are wonderful books on the shelves in the clubhouse lending library that you are welcome to borrow at any time. Several of the books are ones we have read as a group, but include everything from fiction, nonfiction, biographies and cookbooks. If you have books you are interested in donating, please email Gerri Snow at Gerrisnow@att.net so we can arrange to pick up and sort rather than leaving a stack at the clubhouse. We are not accepting magazines. Any books we do not use for the our library will be donated to Bethel and/or Danbury Libraries.

Whether you come join us, or just like to read our updates and see what we are up to, on behalf of all our members, we want to take this opportunity to wish you and your families a Happy and Healthy Holiday Season.

Hope to see you in 2023!

For questions or for more information email Gerrisnow@att.net



Monthly Board Meeting

Open Session - Agenda

Call to order

Approval of the minutes from the previous Board Meeting

Fine Hearings

Officer Reports

Committee Reports

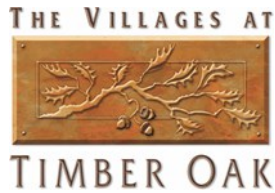
Management Report

New Business

Old Business

Homeowners Forum

Adjournment



Timber Oak Association

Annual Owner Meeting

November 28, 2022

Draft of the Minutes

Call to order: The meeting was called to order at 6:05 PM. Present from the board were Patrick Schappert (Board Member/President), Danna Marques (Board Member/Vice President), Lorenzo Muratore (Board Member/Treasurer), and Frank Cassaniti (Treasurer/Director)

Mary Samperi (Board Member/Secretary) was absent.

Also, present were Art Stueck and Jessica DiDomenico from REI Property and Asset Management.

Proof of Notice of Meeting: Danna Marques made a motion to accept the meeting notice. The Owner of 19 Caldwell Terrace seconded the motion. All present voted in favor of the motion.

Reading of the minutes: The Owner of 46 Tucker Street made a motion to approve the minutes from the November 29, 2021, Owners Meeting. Patrick Schappert seconded the motion. All present voted in favor of the motion.

Budget Ratification:

Art Stueck provided a line-by-line presentation of the proposed 2023 budget. Owner questions and comments were fielded during and at the end of the presentation.

Lorenzo Muratore made a motion to approve the 2023 budget as proposed. The owner of 19 Caldwell Terrace seconded the motion. All present voted in favor of the motion. REI to have new coupon books sent to owners for 2023.

Old Business – there was none.

New Business

The owner of 21 Caldwell Terrace asked if notification regarding the new budget and common fees can be sent out to all unit owners prior to the coupon's booklets arriving so people are able to set up their autopay. REI to include this information in the December newsletter.

The owner of 4 Paulding Terrace asked if the 2022 reserve study could be emailed to her. REI will send it.

The owner of 46 Tucker Street & 9 Paulding Terrace asked if the information regarding the 3-year cycle for power washing and painting can be forwarded to them. REI will send it.

The owner of 1 Penny Lane asked if the association's insurance binder can be sent to her. REI to send it.

The owner of 31 Tucker Street made a motion to adjourn the meeting. The owner of 9 Paulding Terrace seconded the motion. All present voted in favor of the motion. The meeting adjourned at 7:01 PM.