

February 10, 2022

Dear Association Members:

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.

Clubhouse Update

The clubhouse repairs were nearing completion and the plan was to open the gym earlier this week. Unfortunately, it was learned that the heating system is not functioning properly. Once that has been resolved, we will open the gym. Thereafter, once all other repairs are completed, we will open the rest of the clubhouse for use and rentals.



Future Board Meeting Dates

The Board Meetings scheduled for 2022 are as follows:

Monday, February 28 th	Monday, July 25 th
Monday, March 21 st	Monday, August 29 th
Monday, April 25 th	Monday, September 26 th
Monday, May 23 rd	Monday, October 24 th
Monday, June 27 th	Monday, November 28 th (Owners Meeting)

The Open Session for all Board Meetings will begin at **7:00 PM** in the clubhouse. The 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 statutes, 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.

Vehicle Information Form



If you have not done so already, please remember to turn in your vehicle information form. Second request letters were sent out to any unit that still did not comply with this program. All forms must be returned no later than **February 28, 2022**. Forms can be return via email at jdidomenico@rei-pm.net or mail it to REI Property

Management, 2A Ives Street, Danbury, CT 06810. Please note Failure to submit this form may result in a fine in the amount of \$50.00 per day after February 28, 2022.



Snow Removal Reminders

- ❁ 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.



Ladies Book Club Update...

Please see attached flyer regarding the March book club meeting location and book selection that will be discussed.



2022 Holiday Trash Pickup Schedule

Memorial Day	Monday	pick-up will be on Thursday
Independence Day	Monday	pick-up will be on Thursday
Labor Day	Monday	pick-up will be on Thursday
Thanksgiving	Thursday	pick-up will be normal day
Christmas Day (2022)	Sunday (observed 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 that all recycling must be secured when placed outside and all boxes must be broken down.



Visitor & On Street Parking:

The association will continue to enforce parking rules. REI has been and will continue inspecting the visitor parking twice a month to record any vehicles that are seen parked in visitor parking lots and if they come back registered to a unit, owners will receive a warning letter. Any repeat offenders will be susceptible to fines or possible towing expenses.

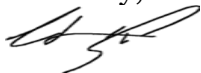
The association will also be monitoring vehicles parked on the road as this is a safety issue and a violation of the association rules. Please remember not to park vehicles in non-parking areas such as in front of mailbox stations and in back out spaces specifically designated for end units. Also, please note that visitor parking lot cannot be used by owners unless all garage and driveway spaces are in use. Please refer to Article VI- Motor Vehicles of the Association Rules and Regulations for rules pertaining to driving, parking, etc.

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.
- ✿ If you are renting your unit, you must provide a copy of the lease with a written statement that you have provided your tenants with the most current Rules and Regulations, Vehicle Registration form and Owner/Tenant form to the Association. These forms should be sent to Jessica DiDomenico attention. If your tenant is found to be in violation of any rules, you will receive a warning letter and your account will be fined if the violation is not corrected and or reported again.
- ✿ 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 you need to contact Jessica for assistance, her email address is jdidomenico@rei-pm.net. If Jessica or I can assist you in any way, please let us know.

Sincerely,



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

Timber Oak Ladies Book Club



Despite cancelling our meeting for January due to the post-holiday Covid surge, and despite the clubhouse closing to undergo repairs, we finally met to discuss The Seven Days of Us at the home of Gerri Snow on February 3rd. It was rainy and damp outside, but the atmosphere was warm and friendly inside. The wine might have helped! Eight of our now 14 members were in attendance.

We are cautiously optimistic that we will be able to resume our next meeting at the clubhouse. That meeting is scheduled for Thursday, March 3rd. The book discussion will be hosted by Sue Mangelsdorf and the book is Harlem Shuffle, a new novel by Colson Whitehead. In the past few years, we have read two other books by this author, including The Nickel Boys and Underground Railroad. We are all looking forward to this read.

As always, we extend an open invitation for any fully vaccinated residents to come join us. It's an informal, friendly group of women who love reading great books and sharing great conversation. We always try to meet the first Thursday of the month, 7pm, at the clubhouse unless otherwise specified.

If you are hesitant to join us, there is always the option of the Timber Oak lending library (once the clubhouse reopens), and we encourage every resident to browse the books we are stocking and to feel free to take one to read on your own. We also welcome book donations of recent novels, biographies, classics, etc. Email gerrisnow@att.net if you want to coordinate a book drop off at my home or I can pick up at your door.

Thanks to all. Stay well and safe.

Timber Oak Association

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