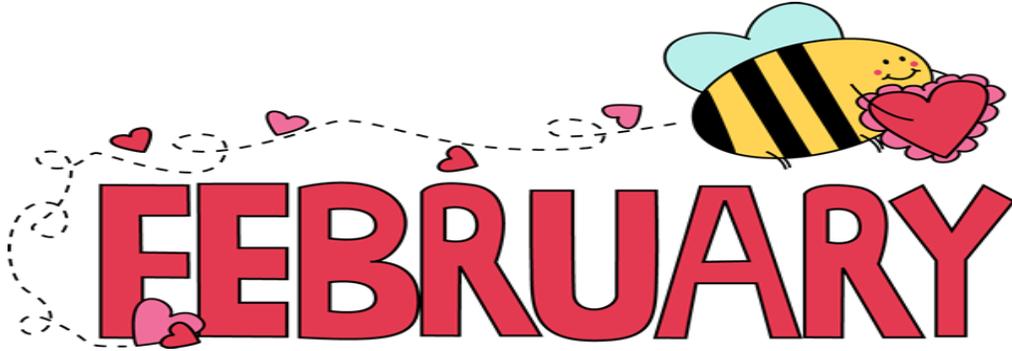


TIMBER OAK ASSOCIATION
COMMUNITY NEWSLETTER



2024

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.

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 21-28 Paulding Terrace which will take place on **Tuesday, February 20, 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.



Vehicle Information Form – Submission Reminder

If you have not done so already, please remember to turn in your vehicle information form. **The due date for these forms was January 31, 2024.** Second request letters will be sent out to any unit that still did not comply with this program. Forms can be returned via email to 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, 2024**



Tennis Court

The board has agreed that the tennis court will continue to remain open. We will inform all residents if the board does decide to close it.



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 subject 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 the 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.



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. **There will be no warnings for this violation.** Unit Owners are responsible for the actions of their tenants.



Timber Oak Book Club Updates...

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



Notes & Important Reminders....

- 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.
- 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.
- Please make sure you are picking up after your dog. Dogs shall be curbed along the tree line and or the common lawn areas. Each Unit Owner is responsible for picking up and disposing of all dog's excrement in the Owner's garbage. Dog excrement CANNOT be disposed of in storm drains, left outside the units, placed in a neighbor's and or the clubhouse trash cans. Areas where the dog urinates must be watered (dog walkers simply need to carry a water bottle). Dogs shall not be curbed within close proximity of the Units, mulched beds, around the pool and or clubhouse. Dogs shall not be repeatedly taken to the same area to relieve themselves, repeat visits will cause damage.

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".

Arthur C. Stueck



Future Board Meeting Dates

The Board Meetings scheduled for 2024 are as follows:

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