

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.

**Vehicle Information Form Final Reminder...**



Final warning letters have been issued to units that are non-compliant with the vehicle information form. If you have not done so already, please turn in your vehicle information form. **The due date for these forms was January 31, 2024.** Forms can be returned via email to [jdidomenico@rei-pm.net](mailto:jdidomenico@rei-pm.net) or mail it to REI, 2A Ives Street, Danbury, CT 06810. **Please note - failure to submit this form may result in fines in the amount of \$50.00 per day after March 31<sup>st</sup>. The fines will be retroactive to February 1, 2024.**

**Ongoing Projects...**



Notification was sent out regarding the water valve replacement program - the next scheduled building will be 11-18 Tucker Street and it will take place on **Thursday, March 28, 2024, starting at 9:00 AM.**

The program continues to run very smoothly. We appreciate everyones cooperation thus far. If you should have any questions, please feel free to contact Jessica at [jdidomenico@rei-pm.net](mailto:jdidomenico@rei-pm.net). Your cooperation is greatly appreciated.



## **Tennis Court**

Please remember the following guidelines for the tennis court. Tennis court hours are 8:00 AM to dusk.

The below guidelines must be followed:

- Tennis and pickleball are the only activities permitted on the court. It may not be used as a general play area.
- If there are players waiting to utilize the court, limit your time to one hour.
- A maximum of four players are allowed on the court area at any time. Spectators are not allowed in the court area.
- No children on bicycles, scooters or any other toys are allowed on the court at any time.



## **Visitor & On Street Parking**

The association will continue to enforce parking rules. REI inspects visitor parking areas to record any vehicles that are violating the rules – warning letters are then sent. 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.



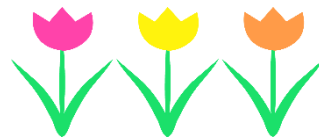
## **2024 Holiday Trash Pickup Schedule**

Monday - Memorial Day - May 27<sup>th</sup> - pick-up will be on Thursday  
Thursday - July 4<sup>th</sup> - pick up will be normal day - Wednesday  
Monday - Labor Day - September 2<sup>nd</sup> - pick up will be on Thursday  
Thursday - Thanksgiving - November 28<sup>th</sup> - pick up will be normal day  
Wednesday - Christmas - December 25<sup>th</sup> - pick up will be Thursday

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.

### **Spring is on the way...**



- 🍂 REI will be performing a spring inspection in April. This inspection will include looking for damage to the sidewalks, walkways, plantings, units, roads, etc from snow damage. If you have noted anything that you would like brought to our attention, please report them to Jessica at [jdidomenico@rei-pm.net](mailto:jdidomenico@rei-pm.net).
- 🍂 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>

### **Dog Walking Reminders**



We would like to remind all owners to curb your pet along the tree line and or the common lawn areas. Dogs **shall not** be curbed or walked within proximity of the Units, front/rear doors, mulched beds, around the pool and/or clubhouse. **Please pick up and dispose of all dog waste in your personal garbage.** All dogs must be on a leash with the dog walker holding the leash.



## **Timber Oak Book Club Updates...**

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



## **Notes & Important Reminders....**

Please be sure to remind your child when getting off the school bus and walking to their homes, to not climb on any of the trees in the common areas or play in the shrubs around the community. There have been some reports of children doing this and we do not want anyone to get hurt, or any of the trees and shrubs to get damaged. Your attention to this matter is greatly appreciated.

Pursuant to the Maintenance Standards, all homeowners must have steel braided water lines on washing machines, ice makers, dishwashers, dryers with the steam accessory; sinks and toilets. Only steel metal braided hoses or properly installed copper tubes and connectors are permitted to be used (plastic tubing and or rubber hoses are not acceptable). Water lines connected to washing machines shall be turned off when a unit is vacant or if the occupants are away for more than three days.

Please review the following to ensure you have proper coverage under your personal HO6 policy. It is recommended that all unit owners have (at the least) the following insurance policies in place – liability, contents/personal property, 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. If you cause a loss event that impacts other units, you could be charged additional deductibles in multiples of \$10,000 per unit damaged – these charges would be covered by your liability policy.

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

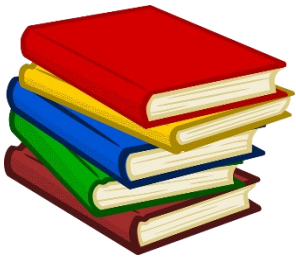
If you lease your unit, it is suggested that you require the tenant to maintain a renter's policy with their own contents and liability coverage.

All property issues that need attention should be promptly reported to Jessica DiDomenico at REI. Jessica's contact information is [jdidomenico@rei-pm.net](mailto: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



## **Timber Oak Book Club Meeting Updates**

First, I'd like to say that I recently had the pleasure of being with several Timber Oak residents at a social gathering. I met a very nice T.O. gentleman who asked me why the Timber Oak Book Club was for "ladies only". I would like to reiterate what I told him here..... The Timber Oak Book Club is open to **ALL** Timber Oak residents. It is correct that at the moment, there is an active membership list of 22 ladies, but that is not by design. It is also true that when I first became a resident here, some 13 years ago, there was a small book club called "The Ladies Book Club". There was also a small group of men (mostly made up of the spouses of the ladies in the book club) called "The Men's Card Club". Both of these groups met monthly in the clubhouse. Over time, the men's monthly card night slowly disappeared....and the ladies book club evolved and grew and when this question came up many years ago, "ladies" was dropped from the group name. We welcome any resident to join us. Certainly, it is true that anyone joining now is facing a large group of "ladies".... but we are a very diverse group who would welcome more diversity, as it would continue to challenge our reading selections and our discussions. So, any of you T.O. men who are reading this and have an interest, we'd all love to have you. And we promise to go easy on you!

That being said.....

On March 7, the Timber Oak Book club met for their monthly meeting. 14 members were in attendance to discuss The Dressmaker's Secret by Lorna Cook. This was an historical fiction novel taking place during 1941 Nazi-occupied Paris. But this was a very personal story about a woman, who lives in the Nazi occupied Ritz Hotel, working as Coco Chanel's assistant, while she, herself, was working for the resistance.

This main character, Adele, is conflicted by what she sees happening around her and with Coco Chanel's role as a Nazi sympathizer - a little known fact! Everyone agreed that the focus on the main characters, with the horrors of the war as a more subtle backdrop, made this book a very appealing human story. The resident who led the meeting changed our usual method of group discussion by having 3 main questions regarding the book and breaking us down into 3 groups with each group addressing one question. We were given a certain amount of time to address the question and select a spokesperson for our group. Then we all came back together to share our answers with the whole group. It was a very interesting way to address the discussion and was a great opportunity for everyone to have a voice and opinion, first within the small group, and then within the whole group. As always, the book discussion was followed by refreshments.

Our next meeting is scheduled for April 4th. The book we are tackling is Demon Copperhead by Barbara Kingsolver. The reason I say "tackling" is because the book is longer than our usual reads (560 pages) but is a fascinating story of a young boy who lives in a trailer with his mother, who struggles with substance abuse. He learns to navigate the challenges of foster care, child labor, addiction, toxic relationships, and grief, somehow managing to come of age against all odds. This is a wonderful read. Books are available at the circulation desk of the Bethel Library and our only suggestion is that you start "sooner than later" to read this book. For anyone familiar with this author, she wrote another wonderful book titled, The Poisonwood Bible.

Book Club meetings are the first Thursday of the month at 7 p.m. Anyone with interest or questions, feel free to contact me at [gerrisnow@att.net](mailto:gerrisnow@att.net)



## **Future Board Meeting Dates**

The Board Meetings scheduled for 2024 are as follows:

Monday-March 25<sup>th</sup>  
Monday-April 29<sup>th</sup>  
Monday-May 20<sup>th</sup>  
Monday June 24<sup>th</sup>

Monday- July 29<sup>th</sup>  
Monday-August 26<sup>th</sup>  
Monday-September 30<sup>th</sup>  
Monday-October 28<sup>th</sup>  
Monday-November 25<sup>th</sup> (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