

TIMBER OAK ASSOCIATION

COMMUNITY NEWSLETTER – MAY 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.

Upcoming Projects...



The 2022 power washing/staining/painting project is set to begin in the middle of May (weather permitting). The homes to be done are 1-18 Bainbridge Blvd, 1-20 Penny Lane, 1-10 Hopkins Court, 1-16 Bristol Terrace, 85-90 Tucker Street, 53-58 Tucker Street, 59-66 Tucker Street, 67-70 Tucker Street, 71-78 Tucker Street, and 79-84 Tucker Street. Also included will be the mail stations on Bainbridge, Hopkins, Penny and Bristol. Further notice will be forthcoming prior to your unit being completed. If you need deck repairs prior to the project beginning, contact Jessica DiDomenico for assistance.



Completed Projects...

- 🍁 The entrance fountain has been turned on for the season.
- 🍁 The associations lawn irrigation contractor has inspected the system and will address any repairs that are needed. Lawn watering will begin based on weather conditions.

Future Board Meeting Dates



The Board Meetings scheduled for 2022 are as follows:

Monday, May 23rd

Monday, September 26th

Monday, June 27th

Monday, October 24th

Monday, July 25th

Monday, November 28th (Owners Meeting)

Monday, August 29th

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

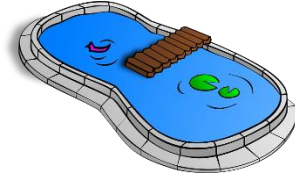
The board welcomes public participation. Attendance helps the community remain current with board concerns, financial issues, and matters concerning upkeep of the property. It also provides the board with feedback from the owners.

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.



Pool Reminders...

The 2022 pool season will be underway by Memorial Day weekend. The pool is open daily from 9:00 AM to 8:30 PM.

The pool attendants will be on duty Wednesday through Sunday from 12:00 PM to 8:30 PM. As a reminder, all residents and guests must sign in when the attendant is on duty. Anyone under the age of 16 must be accompanied by an adult **at all times** while in the pool area. Please note - the attendants are not lifeguards.

Only **four guests per unit** are allowed at the pool.

Hoverboards, bicycles, scooters, motorized vehicles, etc. are not allowed within the pool area. Please leave all such items outside the pool gate.

Please close the umbrellas prior to leaving.

Please remember to remove all personal items - towels, toys, sun block lotion, etc. - when leaving the pool area.

No diving or jumping into the pool is allowed. Toys, such as beach balls, sport balls, dolls, action figures, non-water approved toys, water guns/shooters are not allowed. Toys permitted are diving rings, noodles, goggles, swim masks/snorkels. Only two toys per child are permitted in the pool at one time.

The remainder of the pool rules are noted on each gate, please review, and make note of them. If you observe any rule violations, please complete the rule violation form and forward it to Jessica DiDomenico at jdidomenico@rei-pm.net.



Ladies Book Club Update...

Please see the attached flyer regarding the June Book Club meeting and information regarding the book 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



Spring Dumpster Day Reminder...

The Association has scheduled a spring dumpster day for Saturday, May 14, 2022. **Drop off will begin at 6:00 AM and will end by 1:00 PM (or earlier if the containers are full and must be removed).** The Association will be getting 3 dumpsters this year. The dumpsters will be placed on the far end of the clubhouse parking lot.

To prevent 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 monitors 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: hazardous wastes (gasoline, oil, propane, paints, Freon, etc.), construction debris, AC units, car tires, brush and tree stumps, rocks, cement, and car batteries. If you are going to dump lawn mowers or other similar equipment, they must be drained of all fuel and oil.

If you have any questions or concerns, please do not hesitate to contact Jessica D.



Window Screens...

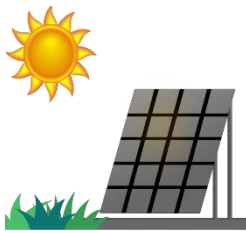
There are numerous window screens that have been stored in the clubhouse basement for many years. Before the screens are disposed of, we are going to be placing them all outside of the clubhouse on Dumpster Day, Saturday May 14th. Please help yourself to any screens that may fit your unit if you need to replace any. Any extra screens that are not claimed that day will be disposed of. Please remember window screens are a unit owner's responsibility to replace. If you have ripped or missing screens, please have them repaired or replaced so they are uniform with the rest of the community.



Firework Policy Reminder....

The use of pyrotechnics/fireworks is strictly prohibited anywhere within Timber Oak.

Please note, per the Association Bylaws Article V - Enforcement - Section 5.2 Fine for Violation. By resolution following Notice and Hearing, the Executive Board may levy a fine of up to \$50 per day for each day that a violation of the Documents or Rules persists after such Notice and Hearing, but such amount shall not exceed that amount necessary to ensure compliance with the rule or order of the Executive Board. In the case of the use of pyrotechnics/fireworks, the Executive Board may levy fines in the following amounts – first offense \$250, second offense \$500 and third offense \$1,000.



Solar Light Reminder....

Last year the Board approved two types of low-profile solar lights as well as solar deck post lights for the rear decks. You can now fill out the authorization form for both items if you are interested in installing these lights. Please note that you cannot proceed without having first received written confirmation from REI on behalf of the Board of Directors. These solar lights must be installed in the front or rear mulch area of the unit/walkway only and must be 4-5 feet apart. No lights can be placed in the common areas, grass areas, or around trees. The solar deck post lights must be installed on the rear deck post only. No other lights are permitted to be installed/strung on the deck rails.

You can obtain these request authorization forms from the Timber Oak Website here:

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

or email Jessica at jdidomenico@rei-pm.net for a copy. All other solar lights other than the approved lights on the forms are not permitted. If you have any questions, please feel free to contact Jessica.



Landscape Committee Notes & News....

Pink strings have been tied on numerous bushes throughout the complex. These bushes have been marked for removal by the landscape committee. They are either completely dead, partially dead, diseased, or encroaching on a nearby shrub. **Currently, we are only concentrating on the fronts of the units (not the rear).**

Our priority is the removal of these bushes. The next step will be to replace some of these bushes, which is of course dependent on budget constraints.

We have some eager new volunteers this year. You will even see us volunteering some of our own time doing pruning and transplanting this season, however, there is a lot of catching up to do. Unfortunately, there is too much work for one season, so we ask for your patience.

Please be reminded that any requests to add or change items in the manicured landscaping beds including lawn ornaments 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>

Wild Animals....



Please remember that some wild animals such as coyotes, fox and bobcats do live in the area. All residents should be aware of their surroundings when outside or walking their dog - especially at dusk, dawn, and/or at night. Extreme caution should be used when young children are out in the common area. Be sure not to leave food outside or intentionally feed the animals as that will only attract them to the area as well as cause rodent issues inside units.



Notes & Important Reminders

- ✿ Pet waste throughout the community continues to be an issue. We would like to remind all owners to curb your pet along the tree line and or the common lawn areas. 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. Lastly, please remember, dogs shall not be curbed or walked within proximity of the Units, front/rear doors, mulched beds, around the pool and/or clubhouse.
- ✿ As the warm weather is approaching, please remember that only gas and electric grills are allowed to be used. All grills are always to be kept 10 feet from the building and privacy walls. There are to be no charcoal grills, smokers, chimeraas, fire pits or propane heaters which operate with an open flame, anywhere in The Villages at Timber Oak. Propane tanks may not be stored inside the building structure including the garage. Extra propane tanks may be stored only next to barbeque unit or removed from premises.
- ✿ Please note - Timber Oak is a No Trespassing/No Soliciting Community. If you have strangers knocking on your door, please do not open your door and call the police immediately. Also, if you witness any non-residents or strange vehicles, please call the police immediately.
- ✿ If you are planning on using a canopy/tenant or awning type structure on your back deck for any events you have at your home, please remember they must be put away after each use. These structures are not permitted to be permanently affixed to the building or deck area or left out overnight.
- ✿ Please remember the window well access area is meant for an exit during an emergency. There should be no items stored in this area and the window well cover should not be strapped down in anyway on the outside to block access during an emergency.

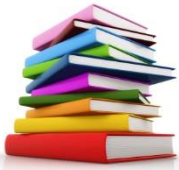
All property issues that need attention should be promptly reported to Jessica DiDomenico at REI. Jessica's contact information is jdidomenico@rei-pm.net or (203) 791-2660. Please remember REI has an **emergency number** for off hours and weekends which is (203) 744-8400. Please press "o" for the operator 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.

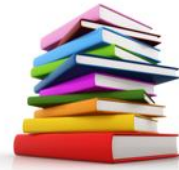
Sincerely,

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



JUNE BOOK CLUB MEETING

We continue to read interesting books with a continued membership growth. We now have 16 members!

At April's meeting we discussed The Last Thing He Told Me. A hardcopy of that book is now on the clubhouse library shelf if anyone would like to borrow it. When possible, we will try to add the book we have read to our library shelves for any of those who would like to read what we are reading but are either not inclined or unable to attend meetings. We just ask that these books be borrowed and returned in a timely fashion.

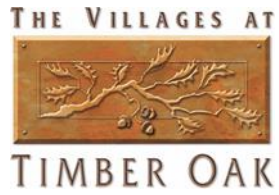
March's book, Harlem Shuffle by Colson Whitehead, and May's book, The Girl Who Came Home - A Novel of the Titanic will also be added to the clubhouse library shelf.

Our next meeting will be Thursday, June 2, 2022. The book discussion will be on The Sweetness of Water, a novel by Nathan Harris. Meeting time is 7pm.

We welcome new members. A great way to read interesting books and meet a great group of T.O. ladies. Consider joining us!!!

Just drop me an email if you are interested in attending or have any questions to 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