

TIMBER OAK ASSOCIATION
COMMUNITY NEWSLETTER 2023



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 2023 deck power washing and staining project is underway. Prior notification will be provided to all owners before the contractor comes to your home. We appreciate everyone's assistance in clearing off decks and removing personal items from around your unit. The project has been moving along nicely so far. Please understand there may be weather delays that could alter the original schedule. You will receive prior notification before the staining begins after your unit is power washed. If you have any questions or concerns, please contact Jessica at jdidomenico@rei-pm.net.



Completed Projects...

The pool has been opened for the 2023 season

The association's lawn irrigation contractor has turned on the irrigation system for the season – we are in the process of increasing the watering due to some grass browning and lack of rain. If you notice any areas with watering issues, sprinklers

running for long periods of time or sprinkler heads that need repair, please contact Jessica at jdidomenico@rei-pm.net.



Pool Season....

The pool is open daily from 9:00 AM to 8:30 PM. Please remember to follow the below pool rules at all times.

As a reminder anyone under the age of 16 must be accompanied by an adult **at all times** while in the pool area.

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.

Lost & Found...



If anyone is missing anything that could have been lost on the property or pool area, please contact Jessica at jdidomenico@rei-pm.net to see if anything has been turned in.



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.

Landscaping Committee Notes & News....



Please review the landscape rules for new changes. If you wish to maintain your own mulch bed, contact Jessica for a “Maintained by Homeowner” sign. This will help the associations landscaper and our landscape volunteers.

Removal of overgrown Junipers and Twig Dogwoods has now been completed. New shrub plantings in these areas are scheduled for the fall. Due to budget constraints, we cannot take care of all units this year. It will take multiple years to complete shrub replacements. Therefore, if at your own expense you wish to plant any shrubs, please complete, and submit a request form to Jessica.

The associations tree vendor will be removing numerous dead and diseased trees on June 12th and June 13th. Most of these trees are along the outer property lines. A second round of tree work is scheduled for the fall.

The landscape committee has decided to not plant annuals around the street signs this year. We felt that too many just became supper for the deer. Instead, we are purchasing some new shrubs and perennials which will be planted around the benches during June.

Please remove all foliage and debris left from any spring bulbs.

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>



2023 Holiday Trash Pickup Schedule

Independence Day	Tuesday	pick-up will be on Thursday
Labor Day	Monday	pick-up will be on Thursday
Thanksgiving	Thursday	pick-up will be on normal day
Christmas Day (2023)	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 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. Unit Owners are responsible for the actions of their tenants.



Ladies Book Club Update...

Please see the attached flyer regarding the July Book Club meeting and the book that will be discussed.

AC Unit Reminders...

Please remember AC units are unit owner's responsibility to repair, replace, maintain and service, this includes cleaning them off from any pollen, leaves, or landscaping debris. The Association is not responsible for any damage done to an individual AC unit if it is not properly maintained or cleaned out by the unit owner. There are many good videos online on how to clean out your AC unit properly, or you can also hire an HVAC company to assist with this.



Notes & Important Reminders....

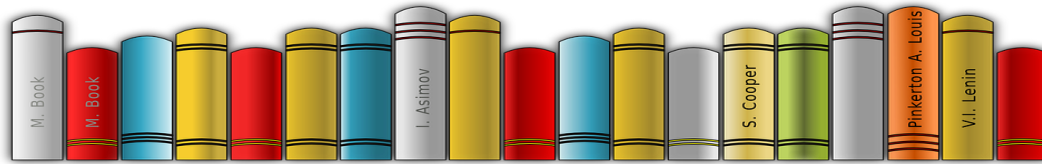
- As the warm weather is approaching, please remember that only gas and electric grills are allowed to be used. All grills are always to be kept 10 feet from the building and privacy walls. There are to be no charcoal grills, smokers, chimneas, fire pits or propane heaters which operate with an open 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.
- 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.
- If you are planning on using a canopy/tent 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 if you are setting up a basketball hoop in your driveway, it must be removed and stored away when not in use. They are not permitted to be left outside overnight.

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 II".

Arthur C. Stueck II
President



Timber Oak Ladies Book Club

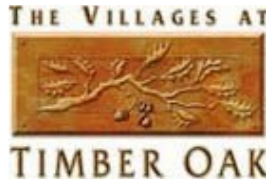
On June 1st, the Timber Oak Book Club met to discuss this month's book The Book Woman of Troublesome Creek. We had 14 (of 19 members) in attendance and it was a lively group who all thoroughly enjoyed the book and had lots to offer our discussion. That book is now stamped and on the library shelf in the clubhouse if anyone would like to read it. Don't be thrown by the title, it is a great piece of historical fiction worth the read. It is about a young Appalachian woman who joins the historical Pack Horse Library Project of Kentucky and becomes a librarian, riding up the remote and treacherous mountains of Eastern Kentucky to deliver books and other reading material to the impoverished hill people. In fact, we enjoyed it so much we are considering doing the sequel, The Book Woman's Daughter in November.

The resident leading this month's selection even went out of her way to bake a "scripture cake", which was referenced in the book. It was delicious and it highlights how much members are enjoying the group and the extra efforts they will go to make a meeting not only relevant, but truly enjoyable as well.

Looking ahead, we have selected a suspenseful, psychological thriller published in 2018 and on Reese Witherspoon's book club list, titled, The Last Mrs. Parrish. This is a best-selling novel about a twisted and coolly manipulative woman who worms her way into the lives of a wealthy "golden couple" from Connecticut in order to achieve the privilege she wants. It will be getting the movie treatment at Netflix. The streaming service landed the rights to the novel, written by Liv Constantine, and plans to adapt it into a feature film. It should be a fun summer read. . . and keeping with that summer theme, after we discuss the book, we will enjoy an informal ice cream social/make your own Sundae.

If any of you were thinking of checking us out, this would be a great month to do it. We welcome new members and if you enjoy reading, this is a wonderful way to meet other residents while discussing a good book! And we do not just limit it to books.... We also had a group of several of the members meet at the Greenwood Features theatre to see the movie "Book Club 2 - The Next Chapter", which had a great cast including Diane Keaton, Jane Fonda, Mary Steenburgen, Candace Bergen, Andy Garcia, Don Johnson, and Craig T. Nelson. There is opportunity to socialize and participate in fun "outings" besides the monthly book club meetings if you are so inclined.

The next meeting is Thursday, July 6th at 7 p.m. in the clubhouse. If you are interested in attending, please email Gerrisnow@att.net. We would love to see you!



TIMBER OAK ASSOCIATION
c/o REI Property Management
2A Ives Street
Danbury, CT 06810
(203) 791-2660



Future Board Meeting Dates

The Board Meetings scheduled for 2023 are as follows:

Monday, June 26th
Monday, July 24th
Monday, August 28th

Monday, September 25th
Monday, October 23rd
Monday, November 27th (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 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.

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

The Villages at Timber Oak Association Board Meeting – Open Session

April 24, 2023

Approved Minutes

The meeting was called to order at 7:02 PM. Danna Marques (Board Member/President), Stephen Grey (Board Member/Vice President), Lorenzo Muratore (Board Member/Treasurer), Patrick Schappert (Board Member/Assistant Treasurer), and Frank LoCastro (Board Member/Secretary) were present.

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

Ratification of the minutes:

Danna M. made a motion to accept the Open Session Minutes from March 27, 2023, meeting. Steve G. seconded the motion. All present voted in favor of the motion.

Financials:

The March 31st financials were reviewed.

Hearings:

There were no hearings.

Warnings/Fines:

Patrick S. made a motion to post the fines for the remaining unit not in compliance with the vehicle information form program. Steve G. seconded the motion. All present voted in favor of the motion. REI to post the fines and inform the owner. REI will send them another fine hearing notice.

Danna M. made a motion to post the fine for 76 Lawrence for the speeding violation. Steve G. seconded the motion. All present voted in favor of the motion. REI to post the fine and inform the owner.

Proposals:

Danna M. made a motion to approve the proposal from REI for the clubhouse painting in the amount of \$3,541.00. Patrick S. seconded the motion. All present voted in favor of the motion. REI to schedule the work and make sure it does not interfere with any clubhouse rentals on a weekend.

Patrick S. made a motion to approve the proposal from Teed & Brown for the backflow preventers for the irrigation system in the amount of \$3,375.00. Danna M. seconded the motion. All present voted in favor of the motion. REI to schedule the work with Teed & Brown.

REI's follow-ups and new business:

The engineer report for 58 Lawrence Ave was reviewed and discussed. It was noted that no action needed to be taken at this time. REI to draft a letter to the unit owner and send it to the engineer first to confirm information before sending to the homeowner.

REI to send the response letter from the landscaping committee to 58 Lawrence Ave in regard to the rose bush trimming.

Frank L. made a motion to approve the assessment of the units for the water valve replacement program that will take place on the Danbury side in the amount of \$250 plus tax. Danna M. seconded the motion. All present voted in favor of the motion. It was noted that the payment would be broken up over a 3-month period. REI to coordinate with Martin Flynn plumbing to get a letter drafted to all units. It was noted that some units may have already had their

valve replaced and would not need to be assessed for this program. REI to indicate in the letter that they must provide proof of valve replacement and send in a photo to management so they can be marked off as completed.

The rear camera deck form was reviewed and discussed. It was noted that Mark P. would make edits to the form, and it would be sent to the Board for final approval. Once approved, it would go out for notice and comment to the community.

Danna M. made a motion to approve the shrub removal on Lawrence Ave with a cap of \$250.00 and the Landscape committee to take \$1800 from the landscaping contract budget to plant annuals in the community. Patrick S. seconded the motion. All present voted in favor of the motion. REI to inform Gonzalez Landscape that the committee will be planting the annuals and that the \$1,800 should not be billed as part of the landscaping contract.

REI to inform unit 6 Penny Lane that the arborvitaes will not be removed, and stonework will not be installed. The arborvitaes will just continue to be pruned.

REI to send out an email blast so that all units with shared walkways can advise if they are going to maintain their walkway mulch beds so the landscaping committee can place a sign in front of their unit.

It was noted that REI would connect with Emmons Trees to notify them that they need to provide advanced notice when they are doing the tree spraying so notification can go out to community so vehicles can be moved if needed.

It was noted that if the screen door at 14 Bainbridge looks reasonable no further action is necessary.

New Business:

REI to note on the tickler to get pricing for a privacy fence to possibly be installed in between 19 & 20 Penny Lane in spring of 2024.

It was noted that REI would start to get landscaping bids for next year. REI to send over the landscaping specifications to Jackie so the committee can review/edit prior to bids going out.

It was noted that the request from 1 Paulding for a privacy screen to be installed in the rear of the unit was not approved. REI to inform the unit owner and make them aware that since they are on the list for plantings in the fall, they can wait until the committee plants shrubs in this area, or they can put in a landscaping request to plant something at their own expense.

REI to inform 15 Bristol Terrace that their request for the bounce house was not approved.

REI to add the firework policy reminder in the May newsletter.

REI to issue a work order to have the gutters cleaned in the rear of Bristol Terrace due to the excessive pollen from the cottonwood trees.

It was noted that the pool would be opened for Memorial Day weekend.

REI to obtain pricing for a chain link fence to be installed in the rear of Bristol Terrace.

Homeowner Forum (note – only action items are documented in the minutes):

5 Sampson Terrace provided information regarding composite decking. It was noted that REI would obtain pricing from American Deck Company for the cost to replace the decking as is and a price to upgrade to composite.

It was noted that 19 Caldwell is willing to help with testing the pool water when available.

A motion to adjourn the meeting was made by Danna M. at 8:37 PM. Frank L. seconded the motion. All present voted in favor of the motion.