

**TIMBER OAK ASSOCIATION**  
**COMMUNITY NEWSLETTER**

JULY

2023

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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...**

The 2023 deck staining project is still on going. The vendor is unfortunately behind schedule due to the weather. The decks need to be dried out prior to staining or the stain will not adhere correctly. Please note - you will receive notification before the deck staining takes place so you can still utilize your deck in the meantime. We appreciate everyone's assistance and realize that the project is taking longer than normal due to the weather delays. The vendor is working hard to get back on schedule. If you have any questions or concerns, please contact Jessica at [jdidomenico@rei-pm.net](mailto:jdidomenico@rei-pm.net).



**Rule Violation Reminder...**

We would like to take a moment to remind everyone that the rules and regulations are in place for the protection and well-being of everyone who lives in the community. We need everyone's cooperation in following and enforcing them.

Even though there is video surveillance in and around the clubhouse, neither REI nor the Board of Directors will be able to recognize every resident when observing video recordings. Please note – neither the Board of Directors nor REI interacts with residents via the Timber Oak Group Facebook pages. As a result, any Facebook postings of rule violations, possible crimes, etc. will not be addressed. If you would like to report a violation, you must fill out a rule violation form and return it back to Management. Reports sent via email with just photos attached do not qualify as reporting a violation. If the rule violation form is not filled out, the violation will not be addressed. We understand that not everyone is comfortable with filling out the rule violation forms, but please note if requested, by state statute, this information may be released to the violator.

You can obtain a form on the Timber Oak website, or email Jessica anytime for a copy at [jdidomenico@rei-pm.net](mailto:jdidomenico@rei-pm.net). We appreciate everyone's attention to this matter.



### **School Graduation Signs...**

Please note all school graduation yard signs that are placed in the mulch areas, front or side of units must be removed no later than July 17<sup>th</sup>. Your attention to this matter is appreciated.

### **Rear Deck Lighting...**

In addition to the approved deck post solar lights, the board has agreed to let residents string deck lighting such as the photos below. These are the only approved type of deck lights that are permitted. Christmas lights, rope lights, and party lantern lights are not allowed. The lights may only be strung on the railing of the deck not on any part of the building or on poles above your deck. The lights may only be up from May 1<sup>st</sup> through October 31<sup>st</sup>. All string lights must be down before winter.

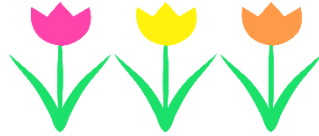


### **Lost & Found...**



If anyone is missing anything that could have been lost on the property or pool area, please contact Jessica at [jdidomenico@rei-pm.net](mailto:jdidomenico@rei-pm.net) to see if anything has been turned in. There has been a collection of items that were found at the pool that are being stored in the pool room. Once the pool season is over, all items will be disposed of.

## Landscaping Committee Notes & News....



Unfortunately, the Knockout Roses on our property continue to have problems. Several samples were taken and analyzed by the UConn Agricultural Extension Service in Bethel. The Knockout Rose samples all have Rose Rust disease. Luckily, the roses by the clubhouse and the center median on Tucker appear healthy at this time. We hope to keep it that way.

Some residents felt that the power washing was the cause of damage to the roses. The timing is merely coincidence. It is impossible to eradicate rose diseases on a large property such as ours. Therefore, we will be completely removing more roses. All others will be cut to the ground this fall and the soil will be treated with a fungicide. We will then hope for the best and continue to monitor them next year.

No new roses should be planted in the ground for two to three years. We will be working on replacing the removed roses with Hydrangeas or other flowering shrubs.

There is also a fungus appearing on many of the Lilies. Many of these need to be thinned out. You will see some of these removed, and others will be getting cutback.

Hopefully, you have noticed our volunteers hard at work planting and transplanting around all of the benches and some of the utility equipment mulched beds. We have worked very hard and spent money trying to improve these areas. Unfortunately, we have had reports of people allowing their dogs to urinate on these new plants. Dog urine kills plants! Please honor all of our hard work and be more aware of this when walking your dogs.

Thank you and remember these landscape improvements will take a few more years. We will eventually get to all areas - Timber Oak Landscaping Committee

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

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 August Book Club meeting and the book that will be discussed.



## 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.** There have been dog waste bags found in the community left in commons areas which is unacceptable. Also, do not use another unit owner's trash bin to dispose of your pet waste. 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.**

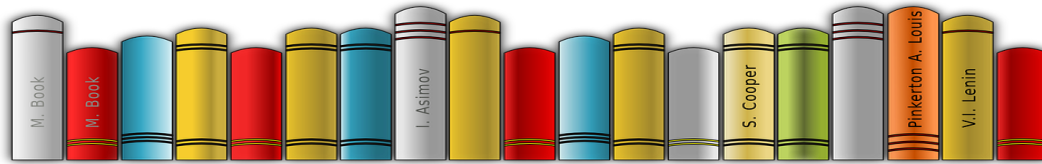
- Please remember if you are setting up a basketball hoop in your driveway, it must be removed and stored away when not in use. There have been numerous basketball hoops being left out overnight. Please remember, they are not permitted to be left outside overnight.

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



Arthur C. Stueck II  
President



## **Timber Oak Ladies Book Club**

The Timber Oak Book Club met on Thursday July 6th to discuss The Last Mrs. Parrish by Liv Constantine. It was a lively discussion since the book included such major themes as assumptions, jealousy, envy and extreme wealth.

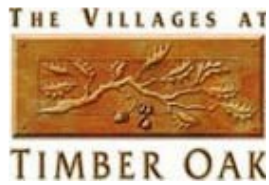
Following the book discussion, we all "overindulged" in our refreshments for the evening ... which was a "make your own ice cream sundae" buffet table. Everyone brought a topping or two, (15 of our 19 members attended), so we had quite a selection to choose from. It was the perfect hot, sultry night for ice cream and socializing!! A copy of the book, The Last Mrs. Parrish has been added to the clubhouse library shelves if you would like to read it.

We have noticed that as we continue to fill the shelves (four first rate books were added last night including The Light We Carry by Michelle Obama and The Huntress by Kate Quinn, it is obvious that books are being borrowed and the tightly packed shelves always have room to add more. We are delighted that our T. O. Community is taking advantage of perusing the shelves and borrowing the books we make available, we just ask that the books (which are all stamped "Property of Timber Oak Book Club") be returned and not disappear from the shelves forever. Lots of time is spent at book sales, tag sales, used bookstores, looking for great books to add to the shelves and since we are not tracking the borrowing of the books, we ask that you be on the honor system and remember to return them in a timely fashion. If you have books you are interested in donating, please email [gerrisnow@att.net](mailto:gerrisnow@att.net) to make arrangements to drop them off or have them picked up.

Our next meeting is scheduled for Thursday, August 3rd. The book being discussed is Verity, by Colleen Hoover. Synopsis: Lowen Ashleigh is a struggling writer on the brink of financial ruin when she accepts a job offer from Jeremy Crawford, husband of bestselling author Verity Crawford, to complete the remaining books in a successful series that his injured wife is unable to finish. Copies of this book are being held for the Timber Oak Book Club at the Bethel Library circulation desk if anyone would like to pick up a copy to read.

As always, we welcome new members. This is a great way to meet other T.O. residents and read great books!

If you would like to join us or have any questions, please email [gerrisnow@att.net](mailto:gerrisnow@att.net)



**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, July 24 <sup>th</sup>	Monday, October 23 <sup>rd</sup>
Monday, August 28 <sup>th</sup>	Monday, November 27 <sup>th</sup> (Owners Meeting)
Monday, September 25 <sup>th</sup>	

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 7:01 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 Jessica DiDomenico from REI Property and Asset Management.

**Ratification of the minutes:**

Danna M. made a motion to accept the Open Session Minutes from April 24, 2023, meeting. Patrick S. seconded the motion. All present voted in favor of the motion.

**Financials:**

There were no action items needed for the April 30<sup>th</sup> financials.

**Hearings:**

There were no hearings.

**Warnings/Fines:**

Danna M. made a motion to reduce fines to \$250 for 39 Tucker Street as they are now compliant with the vehicle registration program. Patrick S. seconded the motion. All present voted in favor of the motion. REI to waive the fines and inform the owner.

Danna M. made a motion to waive the fine and late fees associated with the fine for 17 Bainbridge for the rock removal. Frank L. seconded the motion. All present voted in favor of the motion. REI to waive the fines and inform the unit owner.

**Proposals:**

Danna M. made a motion to approve the proposal from Bouchard Construction for drainage repairs in the rear of 57 & 58 Lawrence Avenue in the amount of \$2,900.00. Lorenzo M. seconded the motion. All present voted in favor of the motion. REI to schedule the work with Bouchard.

Danna M. made a motion to approve the proposal from Richie's Roofing for the roof repair over the garage at 3 Paulding Terrace in the amount of \$2,200.00. Lorenzo M. seconded the motion. All present voted in favor of the motion. REI to schedule the work with Richie's Roofing.

Danna M. made a motion to approve the backflow repair from Marty Flynn plumbing for the front entrance fountain in the amount of \$1,158.00. Patrick S. seconded the motion. All present voted in favor of the motion.

Danna M. made a motion to approve the proposal from Emmons Tree for additional tree work in the amount of \$4,317.81. Steve G. seconded the motion. All present voted in favor of the motion. REI to schedule the work with Emmons Tree.

Danna M. made a motion to approve the proposal from Teed & Brown for the irrigation installation on the hill across from the tennis court in the amount of \$1,200. Steve G. 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:**

It was noted that Steve G. will speak with the unit owner at 1 Paulding regarding the privacy screen denial and the grasses that will be planted in the fall near the unit.

It was noted that the pool was ready to open on Friday May 26<sup>th</sup> for Memorial Day weekend. It was noted that there would be no pool attendants this year and volunteers would help assist in testing the pool water.

REI to schedule the window cleaning in the clubhouse now that the interior has been painted.

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

REI to provide Jackie from the Landscaping Committee with the Timber Oak debit card to purchase the annual flowers that will be planted in the community.

It was noted that REI is in the process of obtaining an additional proposal for the fence installation in the rear of Bristol Terrace, the front door painting program, and the deck repairs for possible composite deck boards.

**New Business:**

REI to send over examples of the deck lights that are strung along the deck rails so the Board can decide if they are permitted as a seasonal item.

REI to investigate a policy regarding potential battery charging fire risk, with such items as Hoover boards.

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

4 Paulding noted that there is some mold on the roof on the front of her unit that needs to be removed. REI to issue a work order to have it removed.

A motion to adjourn the meeting was made by Danna M. at 7:35 PM. Frank L. seconded the motion. All present voted in favor of the motion.