

TIMBER OAK ASSOCIATION
COMMUNITY NEWSLETTER



2023

Dear Association Members:

We hope you are enjoying the warm days as summer winds down. The Board and REI hope you will find the news and reminders that follow to be helpful. Thank you for your time in reading the newsletter and for your cooperation where required.



Completed Projects...

The 2023 deck staining project is now completed. Please note, if you had several deck boards replaced at the beginning of the season, those boards were not stained during this cycle. The new boards need time to dry out properly so the stain will adhere. They will not be painted until next spring. If you would like to paint the deck yourself, prior to next year, you may do so. The paint color for the decks is Sherwin Williams-Shagbark Brown sw3077. If you should have any questions or concerns, please contact Jessica at jdidomenico@rei-pm.net.



Rental Units Reminder:

Please note if you plan on renting your unit, or you are currently renting your unit and will be changing tenants, a new rule was put in place in 2021 regarding the process for owner/tenant screening:

Section 3.7 Owner/Tenant Contact Information & Screen Procedure

Any Unit Owner wishing to lease his unit must comply with the following steps before the lease is fully executed.

- 1) There must be an interview with management and the prospective tenant. The interview will take place at the Timber Oak Association clubhouse.

- 2) At said interview, the prospective tenant will need to review and sign a document acknowledging that they have read, understand, and will abide by all association rules. Specific areas of concern will be highlighted with the prospective tenant – such as those related to pets, number of occupants, vehicles, and businesses.
- 3) The proposed lease will be reviewed by management to make certain the association rules are attached and that it indicates the landlord can be fined for association rule violations and that the landlord can pass those fines along to their tenant. Management will also confirm that the duration of the lease complies with the rules. See Article X – Restrictions of Use, Alienation and Occupancy, Section 10.2 – Restrictions on Alienation.
- 4) The landlord shall be charged a fee of \$50 by the association for conducting this interview.

All Owners are required to provide their telephone contact numbers and their email addresses to the Association, so they can be contacted in emergencies. If the Unit is rented, the Owner is responsible for providing this information for their tenant as well. Owners are to inform the Association of any changes to their or their tenants' contact information. An audit of all lease copies will be done at the beginning of each year. Please make sure you have provided the current lease copy to REI if your lease has been recently updated. If you should have any questions regarding this procedure, please contact Jessica DiDomenico at jdidomenico@rei-pm.net.



Pool Closing:

The Board has pushed back the pool closing this season. The pool will remain open until Sunday, September 17th and will be closing on Monday, September 18th. All key fob entry will be turned off to the pool area on Monday the 18th. Please see the lost and found section of this email for an update on all remaining items that were left at the pool.

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

Lost & Found...



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

The Landscaping Committee will have some money available to purchase and install new shrubs during September and October. We will be attempting to do this work ourselves. If anyone would like to help with this digging and planting, please give your contact information to Jessica. We could use your help! These plantings will primarily be in the front beds of the end units.

As stated in last month's newsletter, most of the roses on our property have Rose Rust disease and will therefore be removed. You will begin to see this happening over the next four to six weeks.

We are scheduled to have a few more trees removed along with some stump grinding in September.

Finally, a reminder to not allow your dogs to walk among, sniff and urinate on ANY shrubs or plants. The tall decorative grasses, large trees and of course fire hydrants are all acceptable alternatives 😊

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>

Thank you,
Landscaping Committee



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 with a recap of the August meeting and information regarding the upcoming September meeting and book that will be discussed.



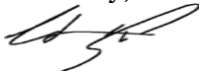
Notes & Important Reminders....

- 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.

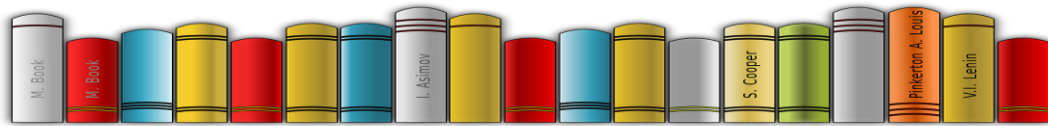
- Please remember if you change your email and or mailing address, you must inform REI/Jessica so that all correspondence are sent to the appropriate address.
- Please remember birdfeeders are not permitted on the property either freestanding or attached to decks, deck railings and/or trees.

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,



Arthur C. Stueck II
President



Timber Oak Ladies Book Club

The Timber Oak Book Club met on August 3rd to discuss the dark, steamy psychological thriller Verity. It's author, Colleen Hoover, was new to most of us. However, we were all hooked with both her writing style and plot twists and turns. With an ending that left the 13 members in attendance split over which character's version was truthful. In fact, the book discussion became one of our longest as far as raising questions and listening to interpretations by our members. It was brought to our attention, by one of our newest members, that this author had written an alternate ending chapter to this book, and she was able to share the PDF file, found online, which was then emailed to everyone the next day. There was so much interest about the alternate ending chapter, which answered some questions but raised even more, that a few of us have decided to meet, informally, to discuss it within the next few weeks. We are definitely putting this author, and other books she has written, on our radar for both future book club selections and personal reading.

We welcomed two new members, bringing our total membership to 21. One new member is new to the complex, moved in mid-June, and not only her love for books and reading brought her to come and check us out, but also the opportunity to meet other T.O. residents. The second new member has been a T.O. resident for the past four years but her recent retirement from full time employment will give her the opportunity to have more free time to participate in book club and to read.

The book selection for the September 7th meeting is Black Cake, by Charmaine Wilkerson. The story of two estranged siblings who must set their differences aside to deal with their mother's death and her hidden past. A journey of discovery that takes them from the Caribbean to London to California and ends with her famous black cake. We can't choose what we inherit! Copies of this book are available at the Bethel Library circulation desk, on hold for the Timber Oak Book Club.

Once again, we have noticed that books are missing and being borrowed from the book club library in the clubhouse. Some books have been missing for several months. We are thrilled that residents are using the library, which operates on the honor system. We simply ask that you return books in a timely fashion. For those of you that have borrowed books, please check around your house to be sure you haven't forgotten to return any to our shelves so we can continue to share them.

The book club meets the first Thursday of each month at 7 p.m. A different resident hosts and leads the discussion and refreshments are provided during the meeting and with ample time after for whoever is inclined to stay in an informal setting to meet and chat some more. We always welcome new members.

If you have any questions, want to come check us out, or have books you would like to donate, please contact Gerri Snow at gerrisnow@att.net.

Enjoy the rest of your summer!



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, August 28th Monday, October 23rd
Monday, September 25th 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**

Approved Minutes

June 26, 2023

Approved Minutes

The meeting was called to order at 7:07 PM. Danna Marques (Board Member/President), Stephen Grey (Board Member/Vice President), Lorenzo Muratore (Board Member/Treasurer), Patrick Schappert (Board Member/Assistant Treasurer) were present. Frank LoCastro (Board Member/Secretary) was absent. Also, present were Art Stueck, Jessica DiDomenico and Joe Roscigno from REI Property and Asset Management.

Hearings:

20 Lawrence attended a fine hearing regarding visitor parking. Danna M. made a motion to waive the fine. Steve G. seconded the motion. All present voted in favor of the motion.

90 Tucker Street attended a fine hearing regarding a basketball hoop being left outside the unit. Danna M. made a motion to waive the fine. Steve G. seconded the motion. All present voted in favor of the motion.

Ratification of the minutes:

Danna M. made a motion to accept the Open Session Board Meeting Minutes from May 22, 2023, meeting. Patrick S. seconded the motion. All present voted in favor of the motion.

Financials:

The May 31st financials were reviewed. It was noted that the 6 months of reserves transfers will be moved after June 30th if cash balances allow.

Warnings/Fines:

There were no action items.

Proposals:

Patrick S. made a motion to approve the proposal for 4 Sampson Terrace in the amount of \$2,216.40 from REI Property for deck repairs. Danna M. seconded the motion. All present voted in favor of the motion.

Patrick S. made a motion to approve the proposal from Richie's Roofing for the roof repair at 40 Tucker Street in the amount of \$3,500. Steve G. seconded the motion. All present voted in favor of the motion. REI to draft a contract and then schedule the work.

Patrick S. made a motion to approve the repairs to 7 Penny Lane - at an amount of not to exceed \$2,844.55. Danna M. seconded the motion. All present voted in favor of the motion. REI to obtain other proposals for the gutter and yard drain installation for comparison.

REI's follow-ups and new business:

It was noted there were still some questions about the scope of work that was done by the irrigation company for the sprinkler installation on the hill across from the pool. REI to schedule an appointment with Teed & Brown so he can come out to discuss the work with the Landscaping Committee.

Danna M. made a motion to approve the rule change for rear camera installation. Patrick S. seconded the motion. All present voted in favor of the motion. REI to update the rules and send out the new rule to all unit owners and update the camera request form.

Danna M. made a motion to approve the proposed change to Article V enforcement of the bylaws to send out for notice and comment. Patrick S. seconded the motion. All present voted in favor of the motion. REI to send out the proposed changes for notice and comment to all unit owners.

Danna M. made a motion to approve the added item to the fire safety section of the maintenance standards to send out for notice and comment to all unit owners. Steve G. seconded the motion. All present voted in favor of the motion. REI to send out the proposed maintenance standard for notice and comment to all unit owners.

REI to put in the July newsletter the example of deck lights that are permitted to be strung on the deck rails and note that they are permitted to be on the decks from May 1st through October 31st.

REI to speak with Oak Ridge regarding the trash pickup at 18 Bainbridge to let them know if they are not pulling the truck into the entryway, they must put the trash cans back in front of the garage after they dump them, so they are not left in the road or sidewalk area for other residents to use.

REI to inform 33 Caldwell that their privacy screen must be removed.

New Business:

It was noted that on-street parking is beginning to be an issue again. The board will be considering possible action plans.

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

It was noted that parking issues are ongoing. The board had discussed parking stickers but put them on hold for now. REI to provide a cost for patrolling the community at night to see if the board would like to try this option for helping with parking concerns.

A motion to adjourn the meeting was made by Danna M. at 8:17 PM. Lorenzo M. seconded the motion. All present voted in favor of the motion.