

TIMBER OAK ASSOCIATION
COMMUNITY NEWSLETTER



SEPTEMBER
2023

Dear Association Members:

We trust you are enjoying the weather 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.



Upcoming Projects...

The Association has hired Martin Flynn Plumbing to assist in a water shut off valve replacement program for all units on the Danbury side of the community.

Notification will be sent out with the details and information regarding the program. If you should have any questions, please feel free to contact Jessica at jdidomenico@rei-pm.net. Please bear with us as this is a new program and we are working on making it as easy as possible for everyone. We will have a better understanding on how things will go once the first building is completed so we know if we have to tweak anything to make it run more smoothly. Your cooperation is greatly appreciated.



Pool Closing:

As a reminder the pool will be closing on Monday, September 18th. The last swim day of the season will be Sunday, September 17th. All key fob entry will be turned off to the pool area on Monday the 18th. There has been a large collection of items that were found at the pool this season that are being stored in the pool room. If you think you have lost something, please contact management so they can check the lost & found box. **Please remember, once the pool season is over, all items will be disposed of.**

School Bus Stop Reminder

School is back in session....



Please remember that the only authorized school bus stop is by the sidewalk near the pool on the turnaround where the school bus stop sign is. Please keep in mind that there is no standing for school bus pickup and drop off in any other location.

Also, please keep in mind that on street parking is always prohibited. Any vehicle found to be parked on the street will be subject to a fine hearing letter. You must park your vehicle in the clubhouse parking lot while waiting for the bus.



Speed Limit Reminder...

The speed limit within Timber Oak is 15 miles per hour. Speed limits and stop signs must be obeyed. You must drive on the right side of the roadway and obey one-way signs on Bainbridge Boulevard. There have been reports of people driving at a high rate of speed in the complex. Please make sure you obey the speed limit for the safety of all residents, guests and pets in the community.



Landscaping Committee Notes & News...



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

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 September meeting and information regarding the upcoming October meeting and book that will be discussed.



Notes & Important Reminders....

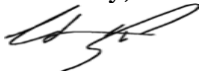
- Pet waste throughout the community continues to be an issue. We would like to remind all owners to curb your pet along the tree line and or the common lawn areas. **Please pick up and dispose of all dog waste in your personal garbage. There have been dog waste bags found in the community left in commons 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 that residents shall insure batteries are replaced in all smoke and carbon monoxide detectors twice a year - when daylight savings time begins,

and ends is a good time to remember to do this.

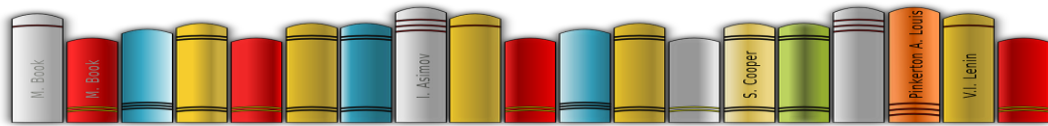
- Basement air handlers shall be replaced as needed. HVAC systems should be serviced every spring and fall too.
- Hot water heaters must be replaced within one year of the warranty expiration date or sooner. Although not a requirement, hot water heaters operate more efficiently and will last longer if a hose is attached to the outlet bib and a portion of the tank is drained into the floor drain at least annually, removing rust and other sediment.

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 had its monthly meeting on Thursday September 7th. The book discussed was Black Cake, the extraordinary journey through the life of a family changed forever as a result of the choices made by its matriarch.

We welcomed another new member (hoping this is a monthly trend). She is a resident of TO for three years, but recent retirement has enabled her to have time to "read for pleasure" again. A total of 13 of 21 members were in attendance.

The book we are reading for the upcoming October meeting is one that's on everyone's reading list... is a top national fiction bestseller....is featured in all the bookstore windows.... and will be an Apple TV series debuting October 13th. Lessons in Chemistry, by Bonnie Garmus is that selection. If you've read the book or have been wanting to read the book, now would be a great time to do so and then join us on Thursday, October 5th, for the next book club meeting to discuss it.

Our meetings are always the first Thursday of each month at 7pm in the club house. A different member "hosts" the discussion each month and refreshments are served.

Once again, we are delighted that there is so much movement of books on the small but very interesting T.O. library shelves in the club house. And we see that donated books are being left in the clubhouse as well. We just want to remind everyone that this is not a "put and take" library but operates on the "honor system". Many of the books going on the shelves are first rate, popular (some hardcover) books that we've read during the year or have secured for the library shelves thru various means including used bookstores, and donations of members' own books, etc. Therefore, we respectfully request that if you borrow a book, you return it to the library shelves in a timely fashion. The books on these shelves are all stamped with the T.O. library stamp....so they shouldn't be "gifted" to anyone. At the present time, we have noticed that all of the books by author Jodi Picoult, including her first best seller My Sister's Keeper, and one we discussed last summer and a 2021 release date, Wish You Were Here, focusing on the pandemic, have been missing from the shelves for months. If you are borrowing books, please - please check your homes and return them to us so we can keep these shelves stocked with great reads.

And, finally, we welcome new members. whether you want to come regularly.....or just one time for a particular book choice that interests you, we want you to feel comfortable enough to give us a try.

If you have any questions, or would like to make book donations, please contact Gerri Snow at gerrisnow@att.net to arrange rather than leaving them in the clubhouse.

Thank you.

Happy Reading!



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



Future Board Meeting Dates

The remaining Board Meetings scheduled for 2023 are as follows:

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 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

**The Villages at Timber Oak Association
Board Meeting – Open Session**

July 24, 2023

Approve Minutes

The meeting was called to order at 7:13 PM. 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. Danna Marques (Board Member/President) was absent. Also present were Art Stueck, and Jessica DiDomenico from REI Property and Asset Management.

Hearings:

There were no hearings.

Ratification of the minutes:

Patrick S. made a motion to accept the Open Session Board Meeting Minutes from June 26, 2023, meeting. Frank L. seconded the motion. All present voted in favor of the motion.

Financials:

The June 30th financials were reviewed. It was noted that the rest of the reserve transfers will be moved after July 31st if cash balances allow.

REI to review the GL report for Landscaping Other and provide a budget balance to the Landscaping Committee.

Warnings/Fines:

There were no action items.

Proposals:

There were no action items.

REI's follow-ups and new business:

Steve G. made a motion to approve the changes to Article V enforcement of the bylaws. Lorenzo M. seconded the motion. All present voted in favor of the motion. REI to update the approved bylaws and send them out to all unit owners.

It was noted that the proposed changes to the fire safety section of the maintenance standards would be revised to make it more of a rule standpoint than just a list of facts and information regarding lithium batteries. Once revised, REI to send back out to unit owners for notice and comment again.

New Business:

It was noted 7 Paulding would submit a landscaping request form to have plantings installed to assist with stopping people from using the front walkway as a cut through to the clubhouse. REI to send the request to the Landscaping Committee for review and the board will make the final decision.

REI to contact the electrician to inspect the sensors for the streetlights as it seems that some may be blocked by overgrown shrubs as some lights are staying on in the morning.

REI to find other tennis companies to come out to provide a proposal for the tennis court repairs.

REI to follow up with Bouchard to get a proposal for the exposed pipe in the rear of 20 Lawrence Avenue.

REI to confirm that all violations on the walkaround list have been rectified.

REI to have Teed & Brown check the timers and the rain sensors on Caldwell Terrace as it appears they are not working properly.

REI to schedule the quarterly fire sprinkler inspection for the clubhouse.

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

No new action items.

A motion to adjourn the meeting was made by Lorenzo M. at 7:52 PM. Steve G. seconded the motion. All present voted in favor of the motion.