

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.

TIMBER OAK ASSOCIATION



COMMUNITY NEWSLETTER

Upcoming Projects



- The 2025 power washing/staining/painting project is set to begin in the near future (weather permitting). The Association has hired a new vendor this year, DB Osborne. The homes to be done this year are on Hopkins Court, Penny Lane, Bainbridge Blvd, Bristol Terrace, and 53-90 Tucker Street As a reminder, please notify REI if you have any concerns about the condition of your deck boards so they can be addressed before the project starts.
- If you had deck boards replaced late last year that were not stained, please contact Jessica at jdidomenico@rei-pm.net to ensure you are added to the list to have them painted this spring
- A spring walk around will be upcoming in early April. This inspection will include looking for repairs needed to the grounds or buildings and rule & landscaping rule violations.

Ongoing Projects...



We have received several emails with photos of the water valve shut off, thank you to those who have sent photos. If you have not done so, please send in a photo of your water valve shut off. This will help in moving forward with the scheduling of the remaining buildings. We appreciate everyone's cooperation thus far with this program. Letters will be forthcoming for the next scheduled buildings. If you should have any questions regarding this program, please email Jessica at jdidomenico@rei-pm.net.



Scheduled Community Maintenance Items....

Power washing/deck staining project - April notices will be forthcoming once scheduled
Spring walkaround for snow damage repairs - March/April
Ice melt buckets at mailbox station stored away - March/April
Tennis court opened March/April (pending weather)
Fountain repairs/startup – April/May

Onsite Office Space...



Please note the Board has approved for REI Property to purchase and install a new desk for the clubhouse which will be used by the onsite manager. The onsite manager desk should not be moved and should remain in the location where it is placed, this also includes during private clubhouse rentals. We kindly ask that you respect this item as you would for any other item/furniture that is in the clubhouse.

Vehicle Information Form



Fine letters were sent out on March 3rd to all units who have failed to return the 2025 form. **Please remember that this is an annual required form that must be turned in by all unit owners.** Even if you have turned in your form recently, or have not had any changes to your vehicles, you are still required to provide an updated form for 2025. Your cooperation with this program is greatly appreciated. Fine letters will be sent out again to any remaining units that have still not complied.

Landscape Committee Notes and News...



Now is a good time for Unit Owners who want to plant to file a request with Jessica. The only plant that will not be approved are roses as we have had issues with diseased roses in the past. If you have an interest in being a member of the Landscaping Committee, please submit your name to Jessica at jdidomenico@rei-pm.net. Landscaping request forms can be found on the Timber Oak website, and the caliber portal.

Tennis Court Rule Reminders...



Court hours are 8:00 AM to dusk.

The below guidelines must be followed:

Tennis and pickleball are the only activities permitted on the court. It may not be used as a general play area.

The court can be reserved for 90 minutes maximum. Please use the sign up that is located on the bulletin board in the clubhouse to reserve your time.

If there are players waiting to utilize the court, limit your time to one hour.

A maximum of four players per court are allowed on the court at any time.

A maximum of four spectators are allowed in the court area.

No children on bicycles, scooters or any other toys are allowed on the court at any time.



Timber Oak Book Club Updates

The book club met for its March meeting on Thursday, March 6th. The book discussed was The Life She Was Given by Ellie Marie Wiseman. 17 of our members were in attendance including a new member/resident. At this meeting the host combined about 30 minutes of general book discussion with the entire group, and then broke the group into four smaller groups to each address one book question - and then had them present to the total group. There were plenty of refreshments and time to socialize. We are always thinking of ways to make the evening interesting.

Our next meeting is scheduled for Thursday, April 3rd at 7 p.m. in the clubhouse. The book to be discussed at that meeting is West with Giraffes, by Lynda Rutledge. Inspired

by true events, West with Giraffes recounts the 1938 cross-country twelve-day road trip of two giraffes, one seasoned zookeeper and one desperate orphan. Unlikely companions, endurance, coming of age, and overcoming obstacles are highlights of this story.

Copies of this book are available at the circulation desk of the Bethel Library. If you wish to read it and join us, just tell them you are with the Timber Oak Book Club, as many copies of this book have been compiled and are being held for us. We try to coordinate this each month so that there is no need to purchase each month's book. Some of our members also read on Kindle, Audible, and digital downloads. All residents of Timber Oak are welcome to join.

We also have recently received two large donations of bestselling and popular books that we will be going through and adding to the library shelves. If you have bestselling and popular titles that you wish to donate, please contact us rather than leave them in the clubhouse.

For any further information about the book club or book donations, please contact Gerri Snow at gerrisnow@att.net.



Future Board Meeting Dates

The Board and Annual Owner Meeting schedule for 2025 is as follows:

Monday - March 31st
Monday - April 28th
Monday - May 19th
Monday June 30th

Monday - July 28th
Monday - August 25th
Monday - September 29th
Monday - October 27th
Monday - November 24th (owners)

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.

Per Connecticut state statutes - most fine hearings and fine voting regarding rule violations must be addressed in open session.

Notes, News, & Reminders...

- ✚ Please review the following to ensure you have proper coverage under your personal HO6 policy. It is recommended that all unit owners have (at the least) the following insurance policies in place – liability, contents/personal property, dwelling, loss assessment and an umbrella. With regards to dwelling coverage, you should have a minimum of \$15,000 in coverage. This coverage would be needed if you had a loss event in your unit and you were found responsible for the deductible. The Association has a \$15,0000 property deductible applies per occurrence, \$10,0000 per unit water damage deductible, \$5,000 per unit ice damming deductible. You can be held liable for the deductible if you violated the maintenance standards (found in the association's rules), there was willful misconduct, or there was negligence. If you cause a loss event that impacts other units, you could be charged additional deductibles in multiples of \$10,000 per unit damaged – these charges would be covered by your liability policy.

Regarding loss assessment coverage, you should consider having at least \$10,000. If the association had a loss event, and there is no insurance coverage or not enough coverage, they could assess all owners. You would want protection in case that were to occur.

If you lease your unit, it is suggested that you require the tenant to maintain a renter's policy with their own contents and liability coverage.

- ✚ Pursuant to the Maintenance Standards, all homeowners must have steel braided water lines on washing machines, ice makers, dishwashers, dryers with the steam accessory; sinks and toilets. Only steel metal braided hoses or properly installed copper tubes and connectors are permitted to be used (plastic tubing and or rubber hoses are not acceptable). Water lines connected to washing machines shall be turned off when a unit is vacant or if the occupants are away for more than three days.
- ✚ The new Caliber portals have rolled out, we hope you have signed up and are using them. They are a great way to easily review your account ledger and balance, make payments, etc.
- ✚ For the safety and security of all residents, the Board has approved for another surveillance camera to be installed in the kitchen area of the clubhouse to add to the other cameras that are presently used in the great room, gym and

outside in the parking lot area. The board has also approved to upgrade the cameras in the tennis court and the pool area as those were the last remaining cameras that needed to be upgraded. The install of the new cameras will take place at the end of month.

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.

Sincerely,

A handwritten signature in dark ink, appearing to read "Alan V. Wunsch", with a stylized, flowing script.

Alan V. Wunsch, CMCA
Branch President
REI Property Management
(203)-744-8400 Ext.123
awunsch@rei-pm.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