

October 14, 2020

Dear Association Members:

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



Community Updates

Upcoming Projects.....

At the October 5th Open Session Board meeting, the Board approved drainage repairs and installations throughout the community. The work is scheduled to begin at the end of the month and last through the middle of November.

At the same meeting, the Board also approved crack sealing and asphalt repairs throughout the community. Letters will be forthcoming, with respect to where and when the work will be done, once a schedule for this work has been agreed to.

Ongoing Projects...

The roof boot replacement project is ongoing. 57-64 Lawrence, 8-1 Lawrence, and 9-12 are next in line to be completed. Residents do not need to be home for this replacement.

Completed Projects...

Tree trimming/pruning on the walkways and roadways to remove any low hanging trees/branches has been completed.



Future Board Meeting Dates

The Board Meetings scheduled for 2020 will be held on Monday, October 26th and Monday, November 9th.



Please note – for the time being, board meetings will be held telephonically. All residents are welcome to call into the Open Session portion of the meeting which will begin at 7:00 PM. If you wish to join the Open Session you may do so by dialing in to (203) 666-8107 and entering the Conference ID: 249 292 708#. If you have any questions, comments or concerns, please contact Jessica at jdidomenico@rei-pm.net.



2020 Holiday Trash Pickup Schedule

Thanksgiving	Thursday	pick-up will be normal day
Christmas Day	Friday	pick-up will be normal day

As a reminder, trash and recycling receptacles are not to be put at the curb any earlier than the night prior to pick up 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 DiDomenico immediately and she will contact the trash vendor.



Fall Dumpster Day

The Fall Dumpster Day has been scheduled for Saturday, **November 7, 2020**. Drop off will begin at 8:00 AM and will end by 2:00 PM (unless the container is filled and must be removed sooner). Since we had our last dumpster day in July, and we had ordered an additional 2 dumpsters, the November dumpster day will include only 1 dumpster as per our contractual agreement with Oak Ridge.

The dumpster will be placed on the far end of the clubhouse parking lot.

To prevent non-resident and resident abuse of this accommodation, various procedures will be in place. We ask that you cooperate with these measures so we can continue with this program. There are several steps that we will be taking but of greatest significance will be staff monitoring while the containers are on site. The role of the monitors will be to catch non-residents attempting to dump at Timber Oak, prevent dumping on the ground and not in the containers, and to prevent inappropriate materials from being dumped (such as construction project materials and hazardous substances).



You will be asked to present identification when you arrive at the dumping site. We are attempting to eliminate outsiders from abusing this accommodation which is intended to serve residents only.

Items not allowed include hazardous wastes (gasoline, oil, propane, paints, Freon, etc...), construction debris, AC units, car tires, brush and tree stumps, rocks, cement, and car batteries. If you are going to dump lawn mowers or other such equipment, they must be drained of all fuel and oil.

Board of Directors - Call for Candidates

The Association sent out a notice on October 1st requesting Letters of Intent and Resumes/Bios for anyone interested in running for the 2021 Board of Directors. There are three seats up for election. If you are interested in running for the Board, please submit your Letter of Intent and Resumes/Bios by October 31st. They can be submitted via email at jdidomenico@rei-pm.net, US Postal Service – REI Property Management 2A Ives Street, Danbury, CT 06810.



Halloween 2020

At the October 5, 2020 board meeting, the Board of Directors discussed what precautions, if any, the association would take this year regarding Halloween in light of the Covid-19 pandemic.

The Board has agreed that it should be left to parent's discretion as to whether they allow their children to go out to trick or treat at Timber Oak. Halloween trick or treating has never been an association sponsored event and that remains the case. It is at the discretion of all homeowners/residents as to whether or not they would like to participate in the handing out of candy to trick or treaters. If you chose not to hand out candy, it may be best that you turn off the outside light of your unit as an indication that you are not participating.

Consistent with past years, there will be a Danbury police officer that will be patrolling the community from 5:00 PM to 9:00PM on Halloween night as a safety measure.

If you have any questions, please feel free to contact me at jdidomenico@rei-pm.net.



General Holiday Decoration Reminders

Please review the General Holiday Decorations Rules and Regulations below. Please note - inspections will be performed to ensure all decorations are within compliance.

Section 12.1 – General Holiday Decorations

The General Holiday decoration rules are to cover all holidays **except for December Holiday**. Please refer to the December Holiday Rules for these holidays. Please refer to the Landscaping Rules along with the following:

Decorations not allowed:

- 1) Inflatables are not allowed on any walkway or in the common areas.
- 2) No items that are hard to remove should be hung from the trees or shrubs (like spider webs, garland, tinsel, streamers, etc.) as this is now the early stages of development of our trees and shrubs.
- 3) No electrical wires can cross sidewalks, driveways or any area that could become a tripping hazard.
- 4) No electrical wires are to be run over head to trees or bushes.

Entryway:

- 1) Please be conscious of your neighbor if you share an entryway, as all residents may not wish to celebrate holidays in the same way. Please do not infringe on their space.
- 2) General holiday decorations can be setup three weeks prior to the holiday and **must** be taken down seven days after the holiday.
- 3) Decorations shall not block the walkways or the adjoining neighbor's entryway. All homeowners are responsible for all accidents and injuries that may occur as a result of the placement of decorations.
- 4) No lights are allowed for general holidays.

Mulch Area:

- 1.) General Holiday - no pots or potted plants may be placed in the mulch area. Approved plants may be planted in the mulch area three weeks before the holiday and must be removed seven days after the holiday. The mulch area must be returned to its original state.



- 2.) Holiday decorations may not damage and/or disrupt the lawn sprinkler system and/or prohibit the landscaping vendor from performing their contractual obligations.
- 3.) No items that are hard to remove should be hung from the trees or shrubs (like spider webs, garland, tinsel, streamers, etc.) as some of the trees and shrubs are now in the early stages of development.
- 4.) No more than five general holiday decorations may be placed in the mulched areas.
- 5.) No pumpkins can be placed in the mulched area, rotting pumpkins leave seeds and pumpkin and vines will develop. Pumpkins may be placed on the sidewalk.

Other Common Areas:

- 1) No decorations will be allowed or hung/or attached to the outside walls or outside windows.



Safety Reminder

The Board of Directors is urging all residents to be cautious when driving through the community and please obey the posted speed limit and stop signs. These speed limits and stop signs pertain to all of us as well as any visitors.

Parents, please have a conversation with your children and emphasize to them the importance of riding their toys in a careful manner and not to dart out into the travel portion of the main roadways as well as exercising the same caution in the parking areas.



Veterans Day Ceremony

The Timber Oak Veterans Day Memorial Ceremony will be held on Wednesday, November 11, 2020, rain or shine. We welcome and encourage all veterans and all those who support our veterans to attend this special event.

The ceremony will begin at 11:00 am in the clubhouse parking lot at the Flagpoles. Due to the current and continuing Pandemic we will hold the ceremony outside. We do encourage masks and/or social distancing during this ceremony.

Light refreshments and snacks will be available for all attendees. There will be a table set up under the awning of the main entrance to the clubhouse.



We all look forward to seeing you there to help us remember and celebrate our veterans, past and present, to whom we owe so much gratitude and respect.

Please remain safe and healthy.

Board of Directors

Association Insurance Renewal

The Association recently renewed all insurance policies - property, liability, directors and officers, fidelity and umbrella. Please review the following to ensure you have proper coverage under your HO6 policy:

- ❁ Betterments & Improvements - the Master Policy is responsible to insure ALL betterments & improvements made to any unit. We highly recommend you review your unit owner policy (HO6) and review your current buildings & alterations coverage. There is NO NEED to insure more than the property deductible of \$10,000 since the master policy would cover the betterments & improvements minus the deductible. You are paying for coverage you do not need if you are carrying a higher building limit. Please note, per Connecticut state statues, the Association can charge a homeowner the \$10,000 deductible if the maintenance standards are violated, there is willful misconduct or negligence.
- ❁ Loss Assessment – All unit owner’s policies may have a minimum \$1,000 limit. We recommend increasing this limit to \$5,000 in case the master policy exhausts their limit (ex: slip and fall claim with a reserve exceeding the liability and umbrella limit of \$15,000,000). The association may assess all unit owners equally in a case like this. The additional premium on your unit owner policy should be negligible.
- ❁ If you lease your unit, require the tenant to maintain a renter’s policy with a minimum of \$300,000 in liability coverage.

Important Reminders

- ❁ Pursuant to the Maintenance Standards, all homeowners must winterize their outside spigots, to ensure that the water pipe will not freeze and burst. All you need to do is turn the water off inside the Unit, then turn the outside spigot on to allow the water to drain out.
- ❁ Also, pursuant to the Maintenance Standards, if you are leaving your home for any amount of time, your heat must remain at a minimum of 55 degrees. This will help to ensure that water pipes in your unit do not freeze and burst.



- ✦ It is also recommended that you have your fireplace and HVAC system serviced prior to the cold weather.

If you need to contact Jessica for assistance, her email address is jdidomenico@rei-pm.net. The on-site phone number is (203) 791-2660. If Jessica or I can assist you in any way, please let us know.

Sincerely,

A handwritten signature in black ink, appearing to read 'Arthur C. Stueck II'.

Arthur C. Stueck II
President