

TIMBER OAK ASSOCIATION

COMMUNITY NEWSLETTER



2022

Dear Association Members:

We hope you are enjoying this beautiful fall weather and you are looking forward to the coming holidays! 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 fencing project at the main entrance as well as the inside driveway fencing will be starting in the next few weeks. There was a delay with the start date due to delays with the materials being available.

Drainage repairs will be done throughout the community in the next few weeks. Various areas will be getting upgrades to the current drainage system to help with pooling water after heavy rainfalls.



Completed Projects...

New lighting was installed at the clubhouse to help illuminate the parking lot and sidewalk areas.

Future Board Meeting Dates



The Board Meetings scheduled for the remainder of 2022 are as follows:

Monday, October 24th

Monday, November 28th (Owners Meeting)

The Open Session for all Board Meetings will begin at approximately **7:00 PM** in the clubhouse. The 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 that signs up to speak will be given approximately 2-3 minutes to do so. 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 statutes, most fine hearings and fine voting regarding rule violations will 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 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.



Ladies Book Club Update...

Please see the attached flyer regarding the November Book Club meeting that will be taking place on November 3rd!



2022 Holiday Trash Pickup Schedule

Thanksgiving
Christmas Day

Thursday pick-up will be normal day
Sunday (observed Monday) pick-up will be on
Thursday



Fall Dumpster Day

The Fall Dumpster Day has been scheduled for Saturday, **October 15, 2022**. Drop off will begin at 6:00 AM and will end by 1:00 PM (unless the containers are filled and must be removed sooner). The October dumpster day will include three dumpsters. The dumpsters will be placed in 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.



Music Group Notes & News...

The music group would like to invite the community to listen or sing along to some holiday music Saturday, December 17th at 7:00 PM. Weather permitting, we will start at the gazebo for about a half hour and then walk to the clubhouse where there will be more singing with instruments and there will also be some refreshments. We hope to get together and celebrate with many of you. The more the merrier. More info to follow. Anyone interested in becoming a member of the group, please contact Pat Palmieri at pjpalmieri21@comcast.net.



Landscape Committee Notes & News....

As a reminder the new bushes were planted last week. **Please** help by watering these plants if needed. This was a huge investment and many of these plants are showing signs of stress from lack of water. It would be appreciated if you help us out and water them.

For those of you that did not receive new plants or still need more we are hoping to address that next year. Members of our committee have been busy volunteering time removing dead and overcrowded bushes. In addition, the landscaper will be cutting twig Dogwood bushes to the ground next week. This is the only hope we have for reviving these into healthy bushes.

You have probably seen several brush piles around the complex. These are for landscape use only. We will have these removed before Halloween.

Timber Oak Landscape Committee



Notes & Important Reminders

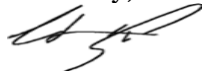
- 🍂 Please remember if you change your email and or mailing address, you must inform REI/Jessica so that all correspondences is sent to the appropriate address. Also, if you update any of your vehicles, please also send in an updated vehicle information form.
- 🍂 Please remember that residents shall 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.

- ✿ 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.

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.

If Jessica or I can assist you in any way, please let us know.

Sincerely,



Arthur C. Stueck II
President
astueck@rei-pm.net



Timber Oak Ladies Book Club



NOVEMBER BOOK CLUB MEETING

The Timber Oak Book Club is getting ready to host its final book read and discussion for the calendar year 2022. On Thursday, November 3rd, we will be discussing the book, The Tender Bar, a memoir by J. R. Moehringer. This book was named best book of the year when it was first published in 2005. It was later made into a movie released in 2021 starring Tye Sheridan and Ben Affleck and directed by George Clooney.

There will be multiple copies of the book available at the Bethel Library, so no one has to go through the expense of purchasing a copy.

We will meet to discuss this book at 7 p.m. on Thursday November 3rd in the clubhouse. There will not be a book selection for the month of December. Instead of our regular meeting, our members enjoy a holiday dinner out and a look at the year in review and look ahead to our plans and selections for 2023. We welcome anyone who would like to join us and have watched our membership grow over the past year and enjoyed meeting many new and old residents who finally decided to join us.

On another note, there did not seem to be interest in starting or supporting a children's library or for any resident to possibly start a children's reading/play date at the clubhouse on a regular basis. We did receive some children's book donations and those have been put into two, labeled baskets, that are under the large window bench on the left side. Anyone with young children is free to access them, read them there or take them home to read. As book donations come in, we will try to refresh them periodically. If anyone is interested in starting a reading corner group, please let us know and we will be happy to assist.

Again, if you are interested in joining us for the discussion of The Tender Bar, the holiday dinner, or the children's corner, please contact Gerri Snow at gerrisnow@att.net.

The Villages at Timber Oak Association Board Meeting – Open Session

August 29, 2022

Approved Minutes

The meeting was called to order at 7:12 PM. Patrick Schappert (Board Member/President), Danna Marques (Board Member/Vice President), Lorenzo Muratore (Board Member/Treasurer), and Frank Cassaniti (Board Member/Assistant Treasurer) were present. Mary Samperi (Board Member/Secretary) was absent.

Also, present was Art Stueck & Jessica DiDomenico from REI Property and Asset Management.

Ratification of the minutes:

Danna Marques made a motion to accept the Open Session Minutes from July 25, 2022, meeting. Frank Cassaniti seconded the motion. All present voted in favor of the motion.

Financials:

The July 31st financials were reviewed.

Fine Hearing:

There were no fine hearings. REI noted that 55 Lawrence was asked to submit further documentation regarding their insurance deductible.

Warnings/Fines:

The Board agreed post the fines for the one remaining unit, 39 Tucker Street, that still have not turned in their vehicle registration form. REI to send a fine posted letter, and then another fine hearing letter for the violation. It was noted that the letters would be sent via email, regular mail and certified mail and be left on the front door by REI.

The Board agreed unanimously post the fine to 10 Sampson Terrace for non-compliance of the tenant interview process with the new tenants that are occupying the unit. REI to send a fine posted letter and another hearing letter to the unit owner that will now be a \$50 per day fine starting from the date of the last fine hearing letter.

Proposals:

The Board voted unanimously to approve the deck board repairs to units 43, 44, 48, 49, and 50 Tucker Street in the amount of \$5,247.80.

The Board voted unanimously to approve the drainage work as quoted by Bouchard Construction. It was noted that specs were to be provided to Eastern View for a quote too. The approval will go to the lowest bidder.

REI's report on follow-ups from the last board meeting and new business:

It was noted that REI would draft up a letter with the photos of the water valves and send to the Bethel units to have each unit confirm that they have the correct shut off in place. Once

confirmed, a letter will be drafted up and sent to the Board for review informing the Danbury units of the water valve change out and assessment to each unit for the project.

It was noted that Patrick S. would continue to look into the truck weight limit so the current rule can be revised.

It was noted that the door painting project would move forward once we have all the updated information regarding the specs and pricing from the painter.

REI to follow up to make sure the area behind Caldwell Terrace is cleaned up after the Housing Department had their cleanup day once the leaves have dropped so the area can be seen better.

REI to continue to follow up with the Security Committee to see if they are going to move forward with doing the testing of the pole lights with new lighting to see if it helps with lighting up the walkways better.

REI to ask the Security Committee if they have any suggestions regarding Halloween night and letting non-residents into the complex to trick or treat. REI to also schedule the police officer to patrol that evening starting at 6PM to 10PM.

REI to schedule the fall dumpster day for Saturday, October 15th. It was noted that three dumpsters would be ordered again.

Patrick made a motion to approve the bylaw change regarding the Board election process. Frank seconded the motion. All in favor of the motion. REI to update the bylaws and send out the change to the community.

REI to follow up with 15 Paulding Terrace to see if the dish on the back deck was removed and the repairs were made to the deck. It was noted that the unit owner will have to put in a new request for the installation of the dish after the dish company comes out to assess the area.

The Board reviewed the proposed rule change for the security cameras and advised that no pan/tilt cameras are permitted and should be added to the rule change. REI to inform Mark Penyak of the update.

The Board agreed that 17 Bainbridge must remove the rock border that is around the common area tree in front of the unit. REI to inform the unit owner.

The Board agreed that they do not approve Bank of America of doing the FHA approval for the community. REI to inform the contact at Bank of America we will not be providing the documentation as requested.

REI to have the pool closed and winterized and the key fob system shut down for the season on September 19th.

REI to start the budget prep process for the 2023 budget.

REI to prepare to send the letter of intent to the community for the 2023 Board elections.

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

7 Paulding asked on behalf of the Landscaping committee if REI can follow up with Eastern View regarding the ordering of the plantings and the seeding that will take place in September.

19 Caldwell Terrace advised that they send information regarding the Veterans Day event that will take place this year after being put on hold since the pandemic. It was also noted that the

Association can save money by not having pool attendants and just use volunteers from the community to test the water. REI to add to tickler to discuss next year prior to pool season.

A motion to adjourn was made by Danna M. at 8:11 PM. Patrick S. seconded the motion. All present voted in favor of the motion.