

November 22, 2019

Dear Association Members:

The Board and REI hope you will find the news that follows to be helpful. Thank you for your time in reading the newsletter and for your cooperation where required.

Completed Projects:

- ✿ The following driveway divider walls have been replaced 41-46 Lawrence and 49-54 Lawrence 63-72 Lawrence, 77-80 Lawrence and 83-86 Lawrence Avenue. The remaining driveway divider walls at 43-85 Tucker Street, 1-40 Lawrence Avenue, 67-70 Lawrence Avenue and 5-12 Bristol Terrace will be replaced in 2020.
- ✿ The power washing vendor completed power washing, staining and painting on 1-18 Bainbridge Blvd, 1-10 Hopkins Court, 1-20 Penny Lane, 1-16 Bristol Terrace, 53-90 Tucker Street the mailbox stations, fencing, gazebo, benches along Bainbridge Boulevard, Hopkin Court, Penny Lane and Bristol Terrace as well as the fountain and front entrance pergolas.
- ✿ The cover for the fountain has been installed. This will help keep rain water out in order to prevent heaving and cracking of the concrete basin.



Annual Owners Meeting

The annual Owners Meeting is scheduled for Monday, December 2nd, 2019 at 6:00 PM. An official notice, including location, agenda and the 2020 proposed budget was sent to all owners on November 12, 2019.

The Board Meeting schedule for 2020 will be released in the near future.



Board of Directors Elections

The ballots will be counted on November 26th at 6:00 PM in the clubhouse.

REI will notify all homeowners of the results on November 27th, 2019 via an email blast. The results will also be reported at the Owners Meeting on December 2nd, 2019.



2019/2020 Holiday Trash Pickup Schedule

Christmas Day - 2019	Wednesday	pick-up will be Thursday
New Year's Day -2020	Wednesday	pick-up will be Thursday
Memorial Day	Monday	pick-up will be Thursday
July 4 th	Saturday	pick-up will be normal day
Labor Day	Monday	pick-up will be Thursday
Thanksgiving	Thursday	pick-up will be normal day
Christmas Day	Friday	pick-up will be normal day



Christmas Tree Pickup Schedule

The Board of Directors has arranged for Christmas trees to be removed on Wednesday, January 8th and Wednesday January 15th, 2020. Please place your tree (all decorations, garland, tinsel, etc. must be removed) at the curb no earlier than the evening of the Tuesday prior to pick up.



Other Important Dates to Remember

Thursday, December 5th – Ladies Book Club annual holiday dinner – See flyer below



School Bus Stops

Please note - the school bus stop for all Danbury and Bethel children is located on Bainbridge Boulevard in front of the tennis court. Parents or any adult picking up school children must park in the clubhouse parking lot. On-street parking is not allowed.

Any vehicle found to be parked on the street will be sent a fine hearing letter.

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 in the winter, 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.
- 🍁 All Fall seasonal decorations are to be removed no later than seven days after Thanksgiving.



December Holiday Decoration Reminders

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

Section 12.2 – December Holiday Decorations: Decorations Allowed:

- 1) Mini, multi-colored white and blue lights and ornaments will be allowed on trees and bushes surrounding your unit. No more than five holiday decorations may be placed in the mulch area. Where two-unit owners share a common tree or bush, both owners must agree to have lights and decorations.



- 2) Icicle and snowflake lights, etc. may be hung over garage doors and entrance ways.
- 3) Green roping can frame garage door(s) and may have mini, multi-colored, white or blue lights attached.
- 4) Holiday pathway lights are allowed, however, if they are damaged by vendors during snow removal clean-up, owner(s) will not be compensated.
- 5) Back decks may be decorated with lights and decorations.
- 6) Green wreaths with red ribbons no larger than 24" in circumference will be allowed on pillar(s). Where two-unit owners share a common pillar(s), both unit owners must agree to hang wreaths.

Decorations not allowed:

- 1) No decorations or lights can be hung or attached to any roof or roof line, outside walls or windows.
- 2) No electrical wires can cross any sidewalk, driveway or any area that would constitute a tripping hazard.
- 3) No electrical wires can be hung or placed over trees or bushes.
- 4) No inflatable decorations are allowed on any walkway or common area.
- 5) No external flashing lights or audio music is permitted.
- 6) No items that are hard to remove such as garland, tinsel or streamers, etc. should be hung from trees or shrubs which could result in damage.

General:

- 1) December holiday lights and decorations may be put up on or after November 15th but cannot be lighted prior to the Friday after Thanksgiving and must be unlit on or before January 10th. All outside decorations must be taken down and removed no later than January 20th.
- 2) Please be considerate 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.
- 3) Lights and decorations must not block walkways or the adjoining neighbor's entryway.
- 4) All homeowners are responsible for any accidents or injuries that may occur due to the placement of lights and decorations.
- 5) Unit owners who place lights and decorations in the approved areas must also agree that they will return all common elements, e.g. trees, bushes and pillars to their original condition. If a common element is damaged, the owner is responsible for its repair and/or replacement.



- 6) Holiday lights and decorations may not damage or disrupt the lawn irrigation system or prohibit irrigation, landscaping and snow vendors from performing their contractual obligations.

No lights can be hung or placed outside for general holidays.



Please visit The Villages at Timber Oak website at: <http://villagesattimberoak.com/>

Here you will find community event dates, Board of Director Meeting dates, community updates, forms (such as the vehicle registration, clubhouse rental and rule violation form), Board of Directors information, rules and regulations and so much more.

All property issues that need attention should be promptly reported to Kelly Montesi at REI. Kelly is here each day from 8:30 AM to 5:00 PM. Kelly's contact information is kmontesi@rei-pm.net or (203) 791-2660.

REI has an **emergency number** for off hours which is (203) 744-8400. Please press "0" for the operator and you will be assisted with your call. Please do not hesitate to reach out to myself or Kelly with any questions or concerns you may have.

Sincerely,

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

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

Timber Oak Association
Monthly Board Meeting
Open Session - Agenda

Call to order

Homeowners Forum - see the newsletter for “sign up to speak” instructions

Approval of the minutes from the previous Board Meeting

Fine Hearings

Officer Reports

Committee Reports

Management Report

New Business

Old Business

Adjournment



Timber Oak Ladies Book Club

Thursday, December 5th: Annual Holiday Dinner (location TBD)

All meetings are on the 1st Thursday of the month at the Clubhouse unless noted otherwise.

Come join our group for the chance to meet neighbors and pursue your love of reading at the same time. New members are always welcome.

Any questions, please contact Meryl Cooke at moondance516@yahoo.com.