

TIMBER OAK ASSOCIATION  
COMMUNITY NEWSLETTER



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2023

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.



**Future Board Meeting Dates**

The Board Meetings scheduled for 2023 are as follows:

|                                   |                                                    |
|-----------------------------------|----------------------------------------------------|
| Monday, February 27 <sup>th</sup> | Monday, July 24 <sup>th</sup>                      |
| Monday, March 27 <sup>th</sup>    | Monday, August 28 <sup>th</sup>                    |
| Monday, April 24 <sup>th</sup>    | Monday, September 25 <sup>th</sup>                 |
| Monday, May 22 <sup>nd</sup>      | Monday, October 23 <sup>rd</sup>                   |
| Monday, June 26 <sup>th</sup>     | Monday, November 27 <sup>th</sup> (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 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.



## **Vehicle Information Form Reminder**

If you have not done so already, please remember to turn in your vehicle information form. **The due date for these forms was January 31, 2023.** Second request letters will be sent out to any unit that still did not comply with this program. Forms can be return via email at [jdidomenico@rei-pm.net](mailto:jdidomenico@rei-pm.net) or mail it to REI Property Management, 2A Ives Street, Danbury, CT 06810. Please note - failure to submit this form may result in a fine in the amount of \$50.00 per day after February 28, 2023.



## **Security Camera Reminder:**

A reminder that the Timber Oak Board of Directors has made changes to Article I Section 1.9 of the Associations rules & regulations. Those proposed changes were sent to all homeowners, for review and comment, on October 3, 2022. The board subsequently discussed comments received from unit owners. Following that review, the board unanimously voted to approve the proposed changes to the rules & regulations s at the open session board meeting on October 24, 2022, and the updated rule was sent out on October 28, 2022.

Below you will find a copy of the revised rule which has now been incorporated into the Association's governing documents. A full set of the current rules can be e-mailed to you at any time if you cannot locate your hard copy (or if you prefer electronic files). You can obtain a doorbell/security camera request form on the Timber Oak website or email Jessica for a copy at [jdidomenico@rei-pm.net](mailto:jdidomenico@rei-pm.net).



## Dog Walking Reminders

Dog walking is starting to become an issue again. We would like to remind all owners to curb your pet along the tree line and or the common lawn areas. Dogs **shall not** be curbed or walked within proximity of the Units, front/rear doors, mulched beds, around the pool and/or clubhouse. Please pick up and dispose of all dog waste in your personal garbage. All dogs must be on a leash with the dog walker holding the leash.



## 2023 Holiday Trash Pickup Schedule

|                      |          |                               |
|----------------------|----------|-------------------------------|
| Memorial Day         | Monday   | pick-up will be on Thursday   |
| Independence Day     | Tuesday  | pick-up will be on Thursday   |
| Labor Day            | Monday   | pick-up will be on Thursday   |
| 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. Please see attached flyer from Oak Ridge regarding recycling.**

Unit Owners will be fined \$250.00 for the first offense of a violation reported or observed with regard to 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 regarding the March Book Club meeting and the book that will be discussed.



## Snow Removal Reminders

Snow plowing of roadways and parking areas will begin at one inch of accumulation.

First effort to clear walkways, front porches and driveways will be completed by 7 am (if snow is present by 1 am). Second effort will begin at end of storm.

Walkways, front porches, and driveways shall be cleared of snow within six hours after end of a storm that is six inches or less; twelve hours for storms of twelve inches or more. Blizzards or ice storms may delay service. These timeframes will also apply to storm drains, hydrants, and mailboxes.

Visitor parking areas may be used to temporarily pile snow to clear roadways and other driving areas. A limited number of visitor parking spots will be retained for visitors during storms. Those parking areas with snow piles will be blown into landscaped areas within 48 hours.

Contractor provides for a 24/7 dispatch service during storms. Dispatcher will be available to our property manager, REI, for all snow inquiries.

Cars parked in driveways will only have snow removed around the vehicle. It is highly recommended that cars be parked inside the garage during snowstorms if possible.

Snow equipment will be housed in various visitor lots throughout the community.

Children should not be allowed to sled in an area where they could end up in the roads due to the inherent dangers of snow removal equipment and general association vehicular travel.



### **Visitor & On Street Parking:**

The association will continue to enforce parking rules. REI has been and will continue inspecting the visitor parking twice a month to record any vehicles that are seen parked in visitor parking lots and if they come back registered to a unit, owners will receive a warning letter. Any repeat offenders will be susceptible to fines or possible towing expenses.

The association will also be monitoring vehicles parked on the road as this is a safety issue and a violation of the association rules. Please remember not to park vehicles in non-parking areas such as in front of mailbox stations and in back out spaces specifically designated for end units. Also, please note that visitor parking lot cannot be used by owners unless all garage and driveway spaces are in use. Please refer to Article VI- Motor Vehicles of the Association Rules and Regulations for rules pertaining to driving, parking, etc.



### **Notes & Important Reminders**

Please be sure to remind your child when getting off the school bus and walking to their homes, to not climb in any of the trees in the common areas, or play in the shrubs around

the community. There have been some reports of children doing this and we do not want anyone to get hurt, or any of the trees and shrubs to get damaged. Your attention to this matter is greatly appreciated.

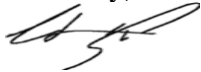
Pursuant to the Maintenance Standards, all homeowners must winterize their outside faucets, to ensure that the water pipe will not freeze and burst. All you need to do is turn the water off inside the Unit, then turn the outside faucet on to allow the water to drain out.

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.

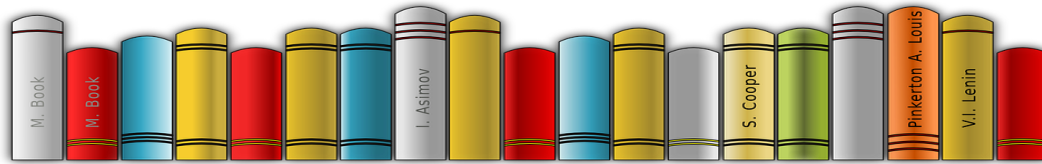
All property issues that need attention should be promptly reported to Jessica DiDomenico at REI. Jessica's contact information is [jdidomenico@rei-pm.net](mailto:jdidomenico@rei-pm.net) or (203) 791-2660. Please remember REI has an **emergency number** for off hours and weekends which is (203) 744-8400. Please press "0" for the operator and you will be assisted with your call.

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

Sincerely,



Arthur C. Stueck II  
President  
[astueck@rei-pm.net](mailto:astueck@rei-pm.net)



## **Timber Oak Ladies Book Club**

The Timber Oak Book Club met for their February meeting on Thursday night, 2/2. We were delighted to welcome two new residents to this meeting. One recently moved into our complex about a month ago, and the other has been here about one year. Both had read this month's book selection, The One, and one had even seen the fairly new Netflix limited series based on the book. We had a lively discussion about the book, a sci-fi type fiction piece about people being able to be matched with their "soul mate" based on DNA results. We now have 18 members of this Timber Oak Club, so even considering that not each member can make each meeting, we are consistently able to have a large group with lots of perceptions and opinions on the books we are reading. We hope the two new residents who joined us on Thursday night return, and we always welcome new residents to give us a try. Not only are we reading lots of different books, but its a great way to meet other Timber Oak residents.

We also notice there has been a lot of movement on the books that are shelved in the clubhouse. We are happy to see people not only perusing the shelves to find a book to read, but also dropping donated books off. Again, we remind you that rather than leaving any book donations in the clubhouse, you drop them off at 6 Penny Lane or contact [Gerrisnow@att.net](mailto:Gerrisnow@att.net) and I can arrange to pick up. We want to get the books stamped, weed out duplicates, and arrange on the shelves in an orderly fashion. As a result of a recent donation, several new, hardcover James Patterson, David Baldacci and other mystery writers have been added to the shelves. We try to rotate the books periodically and try not to have too many books shelved by any single author as some writers are prolific. I think you will find there is a small, but well-rounded selection. Also if you borrow a book, please return it in a timely fashion.

Our next meeting is scheduled for Thursday, March 2. The book is Taste: My Life Through Food, by Stanley Tucci. Once again, we have arranged for the Bethel Library to secure extra copies of this book, which will be held at the circulation desk for the Timber Oak Book Club.

Also, the Bethel library is doing a series called "Monday Night At the Movies" and offering first run movies, showing for free, in their presentation room on the first floor. Registration is required. A few of us have ventured over to see Banshees of Inisherin, and just this past Monday night, A Ticket To Paradise. Check out their website for the movies they will be showing in the next few weeks including the movies "Till", and "Tar".

If you have any questions, or would like to come join us, contact Gerri at [gerrisnow@att.net](mailto:gerrisnow@att.net). We meet the first Thursday of each month, 7 p.m. in the clubhouse.

## **Section 1.9 – Security Cameras.**

One doorbell security camera and/or one garage exterior mount security camera may be installed by a unit resident pending approval by the Board of Directors. Installation specifications for each are listed in separate sections below.

A written request must be submitted to and approved by the Board of Directors prior to installation of either type of security cameras. Failure by a unit resident to follow the installation procedures may result in an assessment of a fine and/or notice of camera removal.

If, for any reason, a unit resident removes a security camera the mounting area must be returned to its original condition: unit doorbell location returned to original condition with standard doorbell, and/or garage trim returned to original condition. Installation and removal of security cameras are the responsibility of the unit resident.

### **Doorbell Security Camera-Specifications**

#### **Installation Location/Camera Mount**

The doorbell camera is to be installed in the existing doorbell fixture location at the front entrance of the unit. The camera housing unit is to fit within the constraints of the original doorbell fixture.

### **Garage Exterior Mount Security Camera-Specifications**

#### **Installation Location/Camera Mount**

The camera can be mounted on either side of the garage door. **Cameras with a pan/tilt feature are not permitted.** Unit owners with two garage doors must install the camera above the remote garage door opener on either the left or right garage door.

*Unit residents are limited to one garage exterior mounted security camera regardless of the number of unit garage doors.*

### **Camera Dimension**

Camera body and mount: The camera body and mount must be a **white in color** as defined by the manufacturer. Any power cord/adaptor used must also be white. The camera lens/infrared area may be non-white, i.e., black; this is the only area of the camera that can be a color other than white.

Camera body shapes can be of many designs; cylinders, squares, rectangles, etc., **not to exceed a size of 4 inches by 4 inches. The measurement depth for the camera should not exceed 5 1/2 inches.**

### **Camera Mount/Installation Location**

The bottom of the installed camera is to be **no lower than 5 inches** from the top left or right corner of the garage door finished trim boards and **fit within a five inch by five-inch area. No camera shall extend outward from its mounting plate more than 4 inches.**





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

## **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