

March 8, 2021

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

Board Meetings scheduled for 2021 are as follows:

Monday, March 29 <sup>th</sup>	Monday, August 23 <sup>rd</sup>
Monday, April 26 <sup>th</sup>	Monday, September 27 <sup>th</sup>
Monday, May 24 <sup>th</sup>	Monday, October 25 <sup>th</sup>
Monday, June 28 <sup>th</sup>	Monday, November 8 <sup>th</sup>
Monday, July 26 <sup>th</sup>	Monday, December 6 <sup>th</sup> (Owners Meeting)

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 March 29, 2021 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: 901 340 5#. If you have any questions, comments, or concerns, please contact Jessica at [jdidomenico@rei-pm.net](mailto:jdidomenico@rei-pm.net).



### 2021 Holiday Trash Pickup Schedule

Memorial Day	Monday	pick-up will be on Thursday
Independence Day	Sunday	pick-up will be normal day
Labor Day	Monday	pick-up will be on Thursday
Thanksgiving	Thursday	pick-up will be normal day
Christmas Day	Saturday	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 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 DiDomenico immediately and she will contact the trash vendor.



## Caution



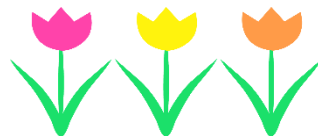
There have been a few more reports from residents that a coyote has been spotted in the common areas and near a unit's back patio. Please be cautious while walking your dogs and make sure they are always on a leash and never left unattended.



## Visitor & On Street Parking:

- 🍁 Please remember there is no on street parking at any time. Also, please do not park vehicles in non-parking areas such as in front of mailbox stations and in back out spaces specifically designated for end units. Please note visitor parking is not for resident use. If you are having a visitor at your unit for an extended period, please contact Jessica DiDomenico prior to their visit.
- 🍁 Please refer to Article VI- Motor Vehicles of the Association Rules and Regulations for rules pertaining to driving, parking, etc. If you have any questions or concerns, please contact Jessica at [jdidomenico@rei-pm.net](mailto:jdidomenico@rei-pm.net).

## Spring Is On The Way...



- 🍁 The Landscaping Committee and REI will be performing a spring inspection in April. This inspection will include looking for damage to the sidewalks, walkways, plantings, units, roads, etc. If you have noted anything that you would like brought to our attention, please report them to Jessica at [jdidomenico@rei-pm.net](mailto:jdidomenico@rei-pm.net).



- ✿ Please be reminded that any requests to add or change items in the manicured landscaping beds must follow the enclosed guidelines and must be submitted to the Landscaping Committee, in care of REI, for review.

A copy of the “Request to the Landscape and/or Architectural Integrity Committee” can be obtained on the community website at:

<http://villagesattimberoak.com/website/publish/owners/index.php?Forms-29>



*Please see various important items below that the Board would like to remind everyone about:*

- Pet waste throughout the community continues to be an issue. We would like to remind all owners to curb your pet along the tree line and or the common lawn areas. 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. Lastly, please remember, dogs shall not be curbed or walked within proximity of the Units, front/rear doors, mulched beds, around the pool and/or clubhouse.
- 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 deductible if the maintenance standards are violated, there is willful misconduct or negligence.



Loss Assessment – 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.

To prevent damage to your home and insurance claims, please review and ensure you are complying with the Maintenance Standards. A copy of the maintenance standards can be found on the Timber Oak website, or if you would like a copy emailed to you, please contact Jessica at [jdidomenico@rei-pm.net](mailto:jdidomenico@rei-pm.net).

As always, 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 you need to contact Jessica for assistance, her email address is [jdidomenico@rei-pm.net](mailto: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'. The signature is fluid and cursive.

Arthur C. Stueck II  
President

**Timber Oak Association**  
**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