



March 11, 2022

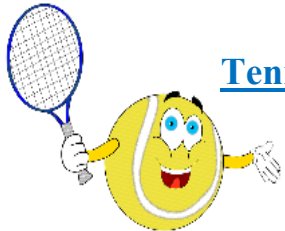
Dear Association Members:

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.

Clubhouse Update



We are happy to report that all repairs to the clubhouse are now completed and it is now open for full use. Thank you again for patience.



Tennis Court Opening

The tennis court will be opened for the season on March 21st. Tennis court hours are 8:00 AM to dusk.

The following guidelines must be followed:

- Tennis and pickle ball are the only activities permitted on the court. It may not be used as a general play area.
- If there are players waiting to utilize the court, limit your time to one hour.
- A maximum of four players are allowed on the court area at any time. Spectators are not allowed in the court area.
- When you are finished playing you must leave the court.
- No children on bicycles, scooters or any other toys are allowed on the court at any time.

If you should have any questions or concerns, please contact Jessica at jdidomenico@rei-pm.net.



The Association is looking for part-time pool attendants from Wednesday to Sunday from 12:00 PM to 8:00 PM. The start date is Friday May 27th, and the end date is Monday, September 5th. If you are interested, please contact Jessica DiDomenico at jdidomenico@rei-pm.net or (203) 791-2660 for more information.



Future Board Meeting Dates

The Board Meetings scheduled for 2022 are as follows:

Monday, March 21 st	Monday, July 25 th
Monday, April 25 th	Monday, August 29 th
Monday, May 23 rd	Monday, September 26 th
Monday, June 27 th	Monday, October 24 th
	Monday, November 28 th (Owners Meeting)

The Open Session for all Board Meetings will begin at **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 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 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.

Vehicle Information Form



If you have not done so already, please remember to turn in your vehicle information form. The final cutoff date is now March 14, 2022. Fine warning letter were sent out to any unit that still did not comply with this program. Forms can be return via email at 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. Please make sure that you did not send your form into the “no reply” email address as they would not have been received. If you send in your forms via email, you will always receive a receipt confirmation. If you do not recall seeing a confirmation, then it is most likely we did not receive your form. If you have any concerns or issues, please feel free to email Jessica.

Ladies Book Club Update...



Please see attached flyer regarding the April book club meeting and the book selection that will be discussed at the next meeting.

2022 Holiday Trash Pickup Schedule



Memorial Day	Monday	pick-up will be on Thursday
Independence Day	Monday	pick-up will be on Thursday
Labor Day	Monday	pick-up will be on Thursday
Thanksgiving	Thursday	pick-up will be normal day
Christmas Day (2022)	Sunday (observed 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 immediately and she will contact the trash vendor. Also, please remember that all recycling must be secured when placed outside and all boxes must be broken down. There have been numerous boxes that are still being seen all over the community not secured or broken down. These boxes end up in the roadway or in common areas. Please remember as per the rule: 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.

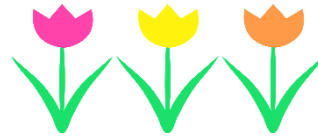


Visitor & On Street Parking:

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.

Spring is on the way...



- ✿ REI will be performing a spring inspection in April. This inspection will include looking for damage to the sidewalks, walkways, plantings, units, roads, etc from snow damage. If you have noted anything that you would like brought to our attention, please report them to Jessica at jdidomenico@rei-pm.net.
- ✿ The Landscaping committee will also be performing a spring inspection sometime in March or April of plantings, shrubs and trees.
- ✿ 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>



- ✿ Pursuant to the Maintenance Standards, all homeowners must Steel braided water lines are the Timber Oak standard on washing machines, ice makers, dishwashers, dryers with the steam accessory; sinks and toilets. Only steel metal

braided hoses or properly installed copper tubes and connectors are permitted to be used (plastic tubing and or rubber hoses are not acceptable). Water lines connected to washing machines shall be turned off when a Unit is vacant or if the occupants are away for more than three days.

- 🍂 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.

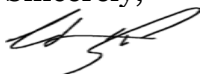
If you lease your unit, require the tenant to maintain a renter’s policy with a minimum of \$300,000 in liability coverage.

- 🍂 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.

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 “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. 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



The March book club was able to resume meeting at the clubhouse now that it has reopened. We welcomed a new member and new T.O. resident of only a couple of weeks to our meeting. This was an excellent way for her to "instantly" meet a dozen ladies from the complex and make some Timber Oak connections.

We encourage and welcome residents, new and old, to consider giving us try. Our active member list now stands at 14 and growing.

The next meeting will be Thursday, April 7th. The book we will be discussing is The Last Thing He Told Me by Laura Dave. I have an extra copy of the book if anyone is interested in reading it but is unable to get it at a library and/or there is no need to buy it if you want to try the book for the April meeting. Just email me and I'll be happy to get the book to you. After the April book club discussion, this book, along with many other recent and great reads, will be added to the small lending library that we are maintaining in the T.O. Clubhouse

The Last Thing He Told Me

Summary: This Reese Witherspoon Book Club Pick is gripping mystery about a woman who thinks she's found the love of her life—until he disappears.

We all have stories we never tell. Before Owen Michaels disappears, he manages to smuggle a note to his beloved wife of one year: *Protect her.*

Despite her confusion and fear, Hannah Hall knows exactly to whom the note refers: Owen's sixteen-year-old daughter, Bailey. Bailey, who lost her mother tragically as a child. Bailey, who wants absolutely nothing to do with her new stepmother.

As Hannah's increasingly desperate calls to Owen go unanswered; as the FBI arrests Owen's boss; as a US Marshal and FBI agents arrive at her Sausalito home unannounced, Hannah quickly realizes her husband isn't who he said he was. And that Bailey just may hold the key to figuring out Owen's true identity—and why he really disappeared.

Hannah and Bailey set out to discover the truth, together. But as they start putting together the pieces of Owen's past, they soon realize they are also building a new future. One neither Hannah nor Bailey could have anticipated.

The book became an instant #1 New York Times Bestseller and spent 36 weeks on The New York Times best seller list.

Anyone interested in joining us in April, or borrowing the book, please contact Gerri Snow at gerrisnow@att.net.

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