

April 7, 2020

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.

As you all are aware the Board of Directors has decided to extend the closure of the clubhouse, in its entirety, which includes the fitness center, restrooms and the clubhouse great room until April 13, 2020. The board will continue to monitor this health crisis and they will re-evaluate this decision, at that time, to determine if the clubhouse closure will be extended further. We will keep everyone informed throughout the process. The Board of Directors thanks you in advance for your understanding, cooperation and patience during this time.



## Community Updates

### Upcoming Projects...

- 🍁 At this time, the replacement of the remaining driveway divider walls has been put on hold. The tentative date for this project to start is May 4, 2020. Once a confirm date has been established, a notice will sent. The walls to be replaced are 41-84 Tucker Street, 1-40 Lawrence Ave. and 5-12 Bristol Terrace.
- 🍁 The 2020 power washing/staining/painting has also been put on hold at this time. The tentative date for this project to start is also May 4, 2020. The areas to be done are 3-52 Tucker Street, 1-28 Paulding Terrace and, 1-24 Sampson Terrace along with the mailbox stations, benches and driveway fences in these areas. The pool and clubhouse pergolas are also scheduled to be stained.
- 🍁 The Board will be compiling a list of areas that will require paving repairs throughout the community when able. We are hoping the repairs will begin sometime in early May.
- 🍁 The Landscaping Committee and REI will be performing a spring inspection at the end of April or the beginning of May. This inspection will include looking for snow damage, including but not limited to, damage to the sidewalk, walkways, plantings, units, roads, etc. If you have noted any damage, please report them to

Jessica at [jdidomenico@rei-pm.net](mailto:jdidomenico@rei-pm.net). Please be reminded that any request 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>

- ✿ The Association irrigation contractor will be onsite mid-April to inspect the system and to address any needed repairs. Lawn watering will begin once it is needed based on the weather.
- ✿ The entrance fountain will be turned on for the season by May 1<sup>st</sup>.



The Board of Directors would like to caution all residents to be watchful for children who are riding on motorized scooters, bikes and cars in the roadways and all parking areas within Timber Oak. The weather is changing for the better and we have noticed that there are more children playing outside these days especially being home from school.

We would like to advise all parents of children, who do use these toys, to be watchful of your children when they are playing outside. It has been reported that children have been seen entering the roadways on these motorized toys. In some cases, coming very close to passing vehicles.

We would hope that all residents are mindful of this potential danger and to please obey the speed limit and stop signs within our complex.

Please be safe and healthy.

Timber Oak Board of Directors



### Future Board Meeting Dates

The Board Meetings scheduled for 2020 will be held on Monday February 24<sup>th</sup>, Monday March 23<sup>rd</sup>, Monday April 27<sup>th</sup>, Monday May 18<sup>th</sup>, Monday June 22<sup>nd</sup>, Monday July 27<sup>th</sup>, Monday August 24<sup>th</sup>, Monday, September 28<sup>th</sup>, Monday October 26<sup>th</sup> and Monday, November 9<sup>th</sup>.

\*\*Please note - a decision about the April meeting being held has not been made at this time. We will keep you informed as the meeting date approaches. If you have any questions, comments or concerns, please contact Jessica at [jdidomenico@rei-pm.net](mailto:jdidomenico@rei-pm.net).



### **Tennis Courts Closure.....**

The Board of Directors has decided to close the Tennis Court until further notice. The board will continue to monitor this health crisis and we will re-evaluate opening the tennis court in conjunction with the clubhouse at a later date.



### Pool Attendant Position

The Association is looking for a part-time pool attendant for Tuesdays through Friday - 1:00 PM to 8:00 PM and Saturdays, Sundays and holidays - 11:00 AM to 8:00 PM. The tentative start date is May 23<sup>rd</sup> and the end date is Sunday, September 6<sup>th</sup>. If you are interested, please contact Jessica DiDomenico at [jdidomenico@rei-pm.net](mailto:jdidomenico@rei-pm.net) or (203) 791-2660.



### Other Important Dates to Remember

Timber Oak Ladies Book Club – please note, book club meetings have been postponed until further notice (due to the clubhouse closure).



### 2020 Holiday Trash Pickup Schedule

Memorial Day	Monday	pick-up will be Thursday
July 4 <sup>th</sup>	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

***As a reminder, trash and recycling receptacles are not be put at the curb any earlier than the night prior to pick up 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.***



### On Street Parking:

- 🍁 Please remember there is to be no on street parking at any time. Also, please note 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. Please refer to Article VI- Motor Vehicles of the Association Rules and Regulations for rules pertaining to driving, parking, etc.



### Pets

- 🍁 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 close proximity of the Units, front/rear doors, mulched beds, around the pool and/or clubhouse.

### Association insurance reminders

Per Connecticut law, the association's insurance is your primary carrier should there be a loss event (damage to your unit). However, if the loss event repair costs are under the deductible, then it may not be covered by the association. Depending on what caused the damages, the homeowner may then be responsible for the cost of the repairs.

As an example, if a tree falls and damages a unit, and that damage is under the deductible, then the association would be responsible because the tree is their responsibility. If the damage was caused by a leak due to interior plumbing, then the unit owner is responsible for the repairs as the unit owner is responsible for their own plumbing.

It should also be noted, per Connecticut law, that the association can charge the \$10,000 deductible to a unit owner if they meet one or more of the following criteria - violation of the maintenance standards, willful misconduct or negligence.

Other important information regarding the association's insurance are...

Betterments & Improvements - the association's policy is responsible to insure ALL betterments & improvements made to the units. 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 may be paying for coverage you do not need if you are carrying a higher building limit.

Loss Assessment Coverage – unit owner policies may have a minimum \$1,000 limit. We recommend increasing this limit to at least \$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 to a tenant, require the tenant to maintain a renter's policy with a minimum of \$300,000 in liability coverage.

We do recommend you review your HO6 policy with your insurance agent to ensure that you have proper coverage based on the above

Please do not hesitate to reach out to me or Jessica with any questions or concerns you may have.

Sincerely,



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