

April 12, 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.

Upcoming Projects...

- 🍁 The 2021 power washing/staining/painting is set to begin early May (weather permitting). The homes to be done are 1-9 Lawrence, 9-16 Lawrence, 80-73 Lawrence, 65-72 Lawrence, 81-88 Lawrence, 17-24 Lawrence, 25-32 Lawrence, 33-40 Lawrence, 49-56 Lawrence, 64-57 Lawrence, 48-41 Lawrence, 1-8 Caldwell, 13-20 Caldwell, 21-28 Caldwell, 33-36 Caldwell, 32-29 Caldwell, 12-9 Caldwell and the mailbox stations on both both Lawrence and Caldwell. Further notice will be forthcoming.

If you need deck repairs prior to the project beginning, contact Jessica DiDomenico for assistance.

- 🍁 The Landscaping Committee/Board members and REI will be performing a spring inspection in April. This inspection will include looking for any remaining snow damage, including but not limited to, damage to the sidewalk, walkways, plantings, units, roads, etc. They will also review the spring planting list. If you have any damage to report, please contact Jessica D.

- 🍁 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 in April.



Future Board Meeting Dates

Board Meetings scheduled for 2021 are as follows:

Monday, April 26 th	Monday, August 23 rd
Monday, May 24 th	Monday, September 27 th
Monday, June 28 th	Monday, October 25 th

Monday, July 26th

Monday, November 8th

Monday, December 6th (Owners Meeting)

Please note – for the time being, board meetings will still be held telephonically. All residents are welcome to call into the Open Session portion of the April 26, 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: 113 121 676# or join via computer by following the link in the newsletter email. If you have any questions, comments, or concerns, please contact Jessica at jdidomenico@rei-pm.net.

Clubhouse/Gym Update...

The clubhouse and gym remain closed. The Board and REI has and will continue to gather information to determine when the Association can safely reopen the amenities. Although the trends are pointing in a more positive direction than they were several months ago, there are still significant reasons for the Association to move cautiously. We will continue to consult with insurance and legal experts, gather information from the State of Connecticut, Danbury and Bethel and the Community Association Institute. Further updates will be forthcoming.



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 D. immediately and she will contact the trash vendor.



Spring Dumpster...

The Association has scheduled a spring dumpster day for Saturday, May 15, 2021. Please note there are new times for drop off this year. **Drop off will begin at 6:00 AM**

and will end by 1:00 PM (or earlier if the container is full and must be removed). The dumpster will be placed on the far end of the clubhouse parking lot.

To prevent abuse of this accommodation, various procedures will be in place. We ask that you cooperate with these measures, so we can continue with this program. There are several steps that we will be taking, but of greatest significance will be monitors while the containers are on site. The role of the monitors will be to catch non-residents attempting to dump at Timber Oak, prevent dumping on the ground and not in the containers, and to prevent inappropriate materials from being dumped (such as construction project materials and hazardous substances).

You will be asked to present identification when you arrive at the dumping site. We are attempting to eliminate outsiders from abusing this accommodation which is intended to serve residents only.

Items not allowed: hazardous wastes (gasoline, oil, propane, paints, Freon, etc.), construction debris, AC units, car tires, brush and tree stumps, rocks, cement, and car batteries. If you are going to dump lawn mowers or other similar equipment, they must be drained of all fuel and oil.

If you have any questions or concerns, please do not hesitate to contact Jessica D.



It is that time of year again where children will be playing outside more and riding bikes and/or motorized toys. 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.

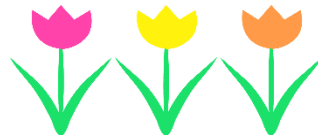
We would hope that all residents are mindful of this potential danger and to please obey the speed limit and stop signs within our complex.



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 D. 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 D.

Landscaping Reminders



- ✦ 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>



Reminders.....

- 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.

- Only gas and electric grills are allowed to be used. All grills are always to be kept 10 feet from the building and privacy walls. There are to be no charcoal grills, smokers, chimeraas, fire pits or propane heaters which operate with an open flame, anywhere in The Villages at Timber Oak. Propane tanks may not be stored inside the building structure including the garage. Extra propane tanks may be stored only next to barbeque unit or removed from premises.
- Please note - Timber Oak is a No Trespassing/No Soliciting Community. If you have strangers knocking on your door, please do not open your door and call the police immediately. Also, if you witness any non-residents or strange vehicles, please call the police immediately.
- Please remember if you change your email and or mailing address you must inform REI/Jessica D. so that all correspondences that are sent to you can be received.

If you need to contact Jessica for assistance, her email address is 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,



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