

May 11, 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 in the next week (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 as they are approaching your area so you are made aware when items need to be removed from your deck.

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

- 🍂 The Landscaping Committee will be performing a spring inspection in the next few weeks. They will be reviewing the spring planting list. If you have any more landscaping items to report, please contact Jessica D.

Completed Projects:

- 🍂 The entrance fountain has been turned on for the season.
- 🍂 The associations lawn irrigation contractor has inspected the system and will address any repairs that are needed. Lawn watering will begin based on weather conditions.

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. The process for opening the pool has begun and



will continue as usual until a decision is made. Your patience is appreciated during this time.



Future Board Meeting Dates

Board Meetings scheduled for 2021 are as follows:

- | | |
|---------------------------------|---|
| Monday, May 24 th | Monday, September 27 th |
| Monday, June 28 th | Monday, October 25 th |
| Monday, July 26 th | Monday, November 8 th |
| Monday, August 23 rd | Monday, December 6 th (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 May 24, 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: 833 173 741# 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.



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 Day Reminder...

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.



Firework Policy

The use of pyrotechnics/fireworks is strictly prohibited anywhere within Timber Oak. Please note, per the Association Bylaws Article V - Enforcement - Section 5.2 Fine for Violation. By resolution following Notice and Hearing, the Executive Board may levy a fine of up to \$50 per day for each day that a violation of the Documents or Rules persists after such Notice and Hearing, but such amount shall not exceed that amount necessary to ensure compliance with the rule or order of the Executive Board. In the case of the use of pyrotechnics/fireworks, the Executive Board may levy fines in the following amounts – first offense \$250, second offense \$500 and third offense \$1,000.

Solar Lights/Deck Post Lights...

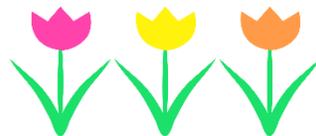
The Board has recently approved two types of low-profile solar lights as well as solar deck post lights for the rear decks. You can now fill out the authorization form for both items if you are interested in installing these lights. Please note that you cannot proceed without having first received written confirmation from REI on behalf of the Board of Directors. These solar lights must be installed in the front or rear mulch area of the unit/walkway only and must be 4-5 feet apart. No lights can be placed in the common areas, grass areas, or around trees. The solar deck post lights must be installed on the rear deck post only. No other lights are permitted to be installed/strung on the deck rails.

You can obtain these request authorization forms from the Timber Oak Website here:

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

or email Jessica at jdidomenico@rei-pm.net for a copy. All other solar lights other than the approved lights on the forms are not permitted. If you have any questions, please feel free to contact Jessica.

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>

Lost & Found....

If anyone is missing a key on a blue Penn State lanyard, please contact Jessica at jdidomenico@rei-pm.net.

Important

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 can 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 remember window screens are a unit owner's responsibility to replace. If you have ripped or missing screens, please have them repaired or replaced so they are uniform with the rest of the community. If you need information on where to purchase replacement screens, please contact Jessica for more details.
- As a reminder, security cameras are not permitted to be installed on the buildings. Please refer to section 1.9- Security Cameras in the rules and regulations: One doorbell security camera, dimensions, and specifications subject to board approval, may be installed in the existing doorbell fixture located at the front entrance to the unit and it must fit within the constraints of the original doorbell fixture. A written request must be submitted to and approved by the Board of Directors prior to installation of doorbell security camera. If, for any reason, the unit resident removes the doorbell camera the unit's doorbell must be returned to its original condition. Removal of the doorbell security camera is the responsibility of the unit resident. There are to be no other type of security cameras installed to the exterior of the unit.
- If you are planning on using a canopy/tenant or awning type structure on your back deck for any events you have at your home, please remember they must be put away after each use. These structures are not permitted to be permanently affixed to the building or deck area or left out overnight.
- Please remember the window well access area is meant for an exit during an emergency. There should be no items stored in this area and the window well



cover should not be strapped down in anyway on the outside to block access during an emergency.

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,

A handwritten signature in black ink, appearing to read 'Arthur C. Stueck II'.

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