

June 14, 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 project is still underway. There have been a few delays due to the weather, but the vendor is hoping to start the staining of the decks in the next week starting on Caldwell Terrace and working their way up to Lawrence. Prior notification will be provided before they come out to stain the decks. If you have any questions, please contact Jessica at jdidomenico@rei-pm.net.

Completed Projects:

- 🍁 The pool has been opened for the 2021 season.
- 🍁 The association's lawn irrigation contractor has turned on the irrigation system for the season to water 3 days a week. If you notice any areas with watering issues, or sprinkler heads that need repair, please contact Jessica at jdidomenico@rei-pm.net.

Clubhouse/Gym Update...

The clubhouse and gym remain closed. The Board and REI will continue to gather information to determine when the Association can safely reopen the amenities. Although the trends are pointing in a 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 pool has been opened for the season and the rear door to the clubhouse is accessible for the bathrooms & showers. As stated on the signage on the door, if not vaccinated, please wear a mask when entering the building to use the bathrooms.



Future Board Meeting Dates

Board Meetings scheduled for 2021 are as follows:

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)
Monday, September 27 th	

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 June 28th 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: 835 024 672# or join via computer by following the link in the newsletter email.



2021 Holiday Trash Pickup Schedule

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.



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.

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>



Bee Issues...

Several reports have come in regarding carpenter bees throughout the community. If you have carpenter bees damaging any wood components of your unit, please contact Jessica at jdidomenico@rei-pm.net so she can schedule the exterminator to come out.



Lost & Found...

If anyone is missing anything that could have been lost on the property or pool area, please contact Jessica at jdidomenico@rei-pm.net to see if anything has been turned in.



AC Units...

Please remember AC units are a unit owner responsibility to repair, replace, maintain and service, this includes cleaning them off from any pollen, leaves or landscaping debris. The Association is not responsible for any damage done to an individual AC unit if it is not properly maintained or cleaned out by the unit owner. There are many good

videos online on how to clean out your AC unit properly, or you can also hire an HVAC company to assist with this

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.
- If you are planning on using a canopy/tent 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.

If you need to contact Jessica for assistance, her email address is jdidomenico@reipm.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

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