

TIMBER OAK ASSOCIATION COMMUNITY NEWSLETTER

June

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.



Upcoming Projects...

The 2022 deck power washing and staining project is underway. Prior notification will be provided to all owners before the contractor comes to your home. We appreciate everyone's assistance in providing access to your water spigot when able. The project has been moving along nicely as per the schedule with very little interruptions due to the weather. If you have any questions or concerns, please contact Jessica at jdidomenico@rei-pm.net.

The board has approved repairs to the tennis court due to safety concerns. The vendor is scheduled to come out on Friday, June 10th to do these repairs. The tennis court will have to be closed down for the day to ensure the repairs adhere properly. A sign will be placed on the tennis court gate as a reminder of the closure.

An upgrade to the clubhouse cameras is scheduled to begin on June 8th. All current cameras are being replaced as well as new cameras being installed on outside locations of the clubhouse and also facing the street near the school bus stop area.

All lighting around the outside of the clubhouse is being evaluated by an electrician to ensure it is working properly and there is efficient lighting for the walkways and parking lot area.



Completed Projects...

The pool has been opened for the 2022 season.

The pool heater repairs have been completed and the heater is on. It will take a few days for the water to warm up. We appreciate your patience and understanding while repairs were taking place.

The associations lawn irrigation contractor has turned on the irrigation system for the season - two days a week for now. There have been some issues since the power outage which the vendor has been addressing. A new valve has been replaced on the backflow for Bainbridge Blvd. The ongoing watering in that area should no longer be happening. If you notice any areas with watering issues, sprinklers running for long periods of time or sprinkler heads that need repair, please contact Jessica at jdidomenico@rei-pm.net.

The parking lot lines, traffic markings, and speed bumps have all been painted. The vendor was able to complete the job in two days instead of three and almost all vehicles were moved out of parking spaces to allow them to work quickly and efficiently. Thank you to everyone for your cooperation with this project!

Future Board Meeting Dates



The Board Meetings scheduled for 2022 are as follows:

Monday, June 27th

Monday, September 26th

Monday, July 25th

Monday, October 24th

Monday, August 29th

Monday, November 28th (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

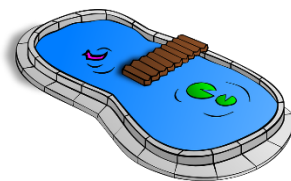
The board welcomes public participation. Attendance helps the community remain current with board concerns, financial issues, and matters concerning upkeep of the property. It also provides the board with feedback from the owners.

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.



Pool Reminders...

The 2022 pool season is underway. The pool is open daily from 9:00 AM to 8:30 PM.

As a reminder, all residents and guests must sign in when the attendant is on duty. Anyone under the age of 16 must be accompanied by an adult **at all times** while in the pool area. Please note - the attendants are not lifeguards.

Only **four guests per unit** are allowed at the pool.

Hoverboards, bicycles, scooters, motorized vehicles, etc. are not allowed within the pool area. Please leave all such items outside the pool gate.

Please close the umbrellas prior to leaving.

Please remember to remove all personal items - towels, toys, sun block lotion, etc. - when leaving the pool area.

No diving or jumping into the pool is allowed. Toys, such as beach balls, sport balls, dolls, action figures, non-water approved toys, water guns/shooters are not allowed. Toys permitted are diving rings, noodles, goggles, swim masks/snorkels. Only two toys per child are permitted in the pool at one time.

The remainder of the pool rules are noted on each gate, please review, and make note of them. If you observe any rule violations, please complete the rule violation form and forward it to Jessica DiDomenico at jdidomenico@rei-pm.net.



Ladies Book Club Update...

Please see the attached flyer regarding the July Book Club meeting that contains new information for next month's meeting!



2022 Holiday Trash Pickup Schedule

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



Firework Policy Reminder....

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.

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.



Landscape Committee Notes & News....

Please make sure any old dead potted plants from the winter that are outside your unit are removed and disposed of properly.


Please be reminded that any requests to add or change items in the manicured landscaping beds including lawn ornaments 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>



Notes & 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

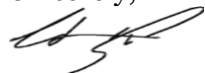
remember, dogs shall not be curbed or walked within proximity of the Units, front/rear doors, mulched beds, around the pool and/or clubhouse.

- 🍂 As the warm weather is approaching, please remember that 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, chimeraes, 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.
- 🍂 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.

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



JULY BOOK CLUB MEETING

The Timber Oak Book Club is changing it up next month!

For our next meeting, which is scheduled for Thursday, July 7th at 7pm, we are not assigning a book for everyone to read as we usually do. Instead, we are doing Reader's Choice. Each member, or any other resident interested, should come to that meeting, prepared to give a brief summary of any book you have read and would like to share. It can be any book at all; a recent read from the bestseller list, a childhood favorite, a provocative autobiography, a book that we might not be aware of but you discovered and found fascinating - any genre at all.

There might be a few reading this newsletter, who have been hesitant to join book club because you might not be interested or have the time to read one of our selections in the time frame allowed. Well, now is your chance to read something you want to and then share it with us. Not to mention the opportunity to meet a whole gaggle of new neighbors!

After the meeting, we will email a list of the books presented, with a brief summary, and send it out to anyone who attended, thus creating a list of suggestions for you - A summer/fall/winter reading list.

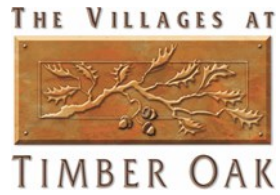
For our members and non-members, if you are looking for a book to read, for any reason at all, please don't forget to visit the clubhouse and peruse the shelves in our "mini" library. It might be small, but there are some great books sitting there waiting for the loving hands of a book lover!!!

Our group is growing in size! We now number 15, and even allowing for last minute cancellations, illness, prior commitments, etc., our June meeting was attended by 10, and it was a lively discussion from different reader perceptions and points of view. The book we discussed that night was author Nathan Harris' first historical fiction novel, The Sweetness of Water. That book has now been added to "our" library shelves.

We know the summer is a busy time for everyone, and the "reader's choice" option for July gives everyone a chance to relax, enjoy the summer days, and still be involved.

Hope you consider joining us.

If you have any questions or are new and would like to join this meeting, please email me at Gerrisnow@att.net.



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