

**The Villages at Timber Oak  
Timber Oak Association, Inc.  
Danbury and Bethel, CT**

July 25, 2017

Dear Association Members:

The Board and REI hope you will find the below news and information to be helpful. Thank you for your time in reading our newsletter and for your cooperation where required.

*"Common Courtesy" – a message from one of your fellow homeowners.*

*Living in a condominium complex, whether it's at Timber Oak or elsewhere, requires a certain degree of civility and cooperation. Why? The reasons are simple and mainly have to do with sharing and respect for others. When 328 families share living space, the beauty of our grounds and the common elements that belong to everyone, to make it all work requires homeowners to not only think of themselves, but their neighbors as well.*

*That may sound counter-intuitive, since we own our homes and pay our common charges for all the conveniences that we so enjoy at TO. However, that goal of enjoyment can only work when we consistently respect those same rights that other owners have as well. Making this all possible means exhibiting a spirit of cooperation and goodwill since we all share the same 50 acres of living space. Many of us may have come from owning a house or possibly renting an apartment. No doubt, it is an adjustment at times to live in a condominium when we all cherish our privacy but also have to acknowledge that privacy is not unique to us alone.*

*The Board, and our property manager, earnestly hope that all residents will treat others in the way they would like to be treated. We encourage anyone who has a complaint or problem to please come to the board meetings to participate in the process of sharing your views. Thank you!*



## **Community Updates:**

- Power-washing/painting/staining has been completed in the following areas:

Tucker Street (3-21) and Paulding Terrace. On Sampson Terrace, the power-washing is almost completed and the deck staining/trim painting has begun.

All gas meters 3-84 Tucker Street, Paulding Terrace and Sampson Terrace have been painted, as well as the of the fire hydrants throughout the community.

Power-washing/deck staining/trim painting of the following areas will be completed this year as well - 22 through 84 Tucker Street. The Association will be powering washing and painting the wood components on the mailbox stations on Tucker Street, Sampson and Paulding Terrace.

A notice will be placed on your front door 48 hours before your building and deck are to be power-washed and stained. Please ensure all items are removed from your deck and that your windows are closed. If the items are not removed, the contractor will do their best to move the items around in order to complete your deck. Please note - neither the contractor, Association nor REI will be responsible for any damaged personal property.

- Additional updates on this project, and all projects planned for the 2017 season, will be provided in the monthly newsletters as well on the community website at:

<http://villagesattimberoak.com/>

- The Timber Oak Board of installation of six speed humps at the May Board of Directors meeting. The six speed humps will be installed along Lawrence Avenue on Monday, July 31<sup>st</sup>; weather permitted. They will be painted the following day on Tuesday, August 1<sup>st</sup>; weather permitted.
- The Board of Directors/Landscaping Committee and REI Property Management have completed inspection of all asphalt/concrete and driveway divider walls. The Association is in process of obtain proposals for the repairs.
- The landscaping inspection has also been completed. All dead bushes/shrubs were removed on July 19<sup>th</sup>. Bartlett Tree will be providing recommendation/proposals regarding unhealthy trees. The Lanscaping Committee will be walking the community with the landscaper to obtain a proposal for fall plantings.

Once proposals are approved, and the work is scheduled, you will receive notification.



### Future Meeting Dates:

The remaining board meeting schedule for 2017 is – Monday, August 28<sup>th</sup>; Monday, September 25<sup>th</sup>; Monday, October 23<sup>rd</sup> and Monday, November 13<sup>th</sup>. The Open Session will begin at **7:30 PM** in the clubhouse. A standard agenda is attached for your review.

If you would like to be heard, please notify Kelly Montesi so she can place your name on the agenda. To keep these meetings on track, the Board is asking that comments and questions be made before the meeting moves from “requests of owners to speak” to the review of the monthly management status package.

All requests that require Board approval must be submitted to Kelly Montesi at least one week prior to the meeting in order to be included in the board status package. Any material submitted after the deadline may be placed in the following month’s status packet for the Board of Directors review.



### Other Important Dates to Remember

Timber Oak Ladies Book Club – see enclosed flyer.

Also, please check the Timber Oak calendar for any upcoming community events.

<http://villagesattimberoak.com/website/publish/calendar/>



### Pool Operations

- 🍁 The pool is open seven days a week from 9:00 AM to 8:30 PM.
- 🍁 There will be a pool attendant on duty Monday through Friday from 3:00 PM to 8:00 PM, Saturdays and Sundays from 12:00 PM to 8:00 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 life guards.
- ✿ There are only **four (4) guests per unit** allowed at the pool.
- ✿ If you have lost an item in the pool area, please see the pool attendant. We do have a lost and found box.



**2017 Holiday Trash Pickup Schedule:**

Labor Day	Monday	pick up on Thursday
Thanksgiving	Thursday	pick up on normal day – Wednesday
Christmas Day	Monday	pick up on Thursday

***As a reminder - trash and recycling receptacles need to be brought inside the night of trash pickup, typically on Wednesdays.***



**Landscaping Requests:**

The Landscaping Committee, as well as the Board, would like to remind all homeowners that any requests to add or change items in flower beds must follow the enclosed guidelines and must be submitted to REI, who will in turn, pass along to the Landscaping Committee for review.

A copy of the “Request to the Landscape and/or Architectural Integrity Committee” and Policy and Procedures can be obtained on the community website at:

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

Any changes made without prior approval may be considered a violation of the rules and be subject to warnings, fines and/or a requirement to remove said changes. **Please note that birdfeeders are not allowed as the seed can attract rodents.**



**E-Mail Information Form:**

If you are receiving this newsletter through US Mail, we ask that you complete the enclosed E-Mail Information Form. This information will save you and your association money and will enable us to communicate with you much faster (especially in urgent situations). Thank you to all unit owners that have turned in the form.

You can also obtain a copy of this form and other community forms at:

<http://villagesattimberoak.com/website/publish/owners/>

If you need to contact Kelly for assistance, her email address is [kmontesi@rei-pm.net](mailto:kmontesi@rei-pm.net). The on-site phone number is (203) 791-2660. If Kelly 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](mailto:astueck@rei-pm.net)

**Timber Oak Association**  
**Monthly Board Meeting**  
**Open Session - Agenda**

Call to order

Home Owners Forum - see the newsletter for “sign up to speak” instructions

Approval of the minutes from the previous Board Meeting

Officer Reports

Committee Reports

Management Report

New Business

Old Business

Adjournment