

July 13, 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 staining/painting project is still underway. There have been a few delays due to the weather, but the vendor has finished Caldwell Terrace and is working their way around Lawrence. Prior notification is being provided before they come out to stain the decks. If you have any questions, please contact Jessica at jdidomenico@rei-pm.net.
- 🍁 There will be various concrete repairs throughout the community starting on Monday, July 12th (pending weather) along with caulking and filling on some sidewalk and stair areas.
- 🍁 There will also be a curtain drain installed across from 3 & 4 Paulding to alleviate the ground water in that area and prevent icing in the winter months.
- 🍁 Line striping and speed bump painting will take place once all the concrete repairs are completed. Notification will be forthcoming once a start date is confirmed.

Clubhouse/Gym Update...

The clubhouse and gym will be opening in a few weeks. The Board is obtaining pricing for cleaning services as well as having the gym equipment checked and serviced prior to opening. Once an opening date is confirmed, notification will be sent out to the community. We appreciate everyone's patience during this time.



Future Board Meeting Dates

Board Meetings scheduled for 2021 are as follows:

Monday, July 26th
Monday, August 23rd
Monday, September 27th

Monday, October 25th
Monday, November 8th
Monday, December 6th (Owners Meeting)

Please note – the Board meeting will be held in person back in the clubhouse. 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.



Pool Reminders

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

The pool attendants are on duty Wednesday through Sunday 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 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.



2021 Holiday Trash Pickup Schedule

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. Also, please remember that all recycling must be secured when placed outside and all boxes must be broken down.

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 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.

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@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

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