

TIMBER OAK ASSOCIATION

COMMUNITY NEWSLETTER



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...



All lighting around the outside of the clubhouse will be checked and repaired as well as new flood lights installed on the outside of the clubhouse facing the parking lot to help light the parking lot and walkways better. This will take place early fall before daylight savings.



Completed Projects...

The 2022 deck power washing and staining project is now completed. We thank everyone for their cooperation. If you have any questions or concerns with the project please contact Jessica at jdidomenico@rei-pm.net.

The repairs to the tennis court have been completed. The areas that were patched, are also now painted to match the existing court color (as close as possible).

An upgrade to the clubhouse camera system has been completed. All cameras are operating properly and extra cameras facing the bus stop and roadway were installed along with outside the front entrance of the clubhouse facing the patio area.

Future Board Meeting Dates



The Board Meetings scheduled for 2022 are as follows:

Monday, July 25th

Monday, September 26th

Monday, August 29th

Monday, October 24th

Monday, November 28th (Owners Meeting)

The Open Session for all Board Meetings will begin at approximately **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.

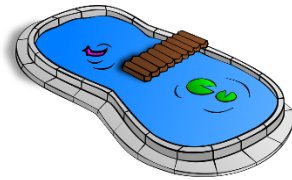


When the floor is opened for owner comments, speakers are to state their name and address for the record. Owners are to direct their comments to the board. There is to be no cross-talking or arguing among attendees at the meeting. No speaker is permitted to call for votes on any matter during a board 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 August Book Club meeting, the new book that will be discussed, along with other information going on with the club!



Calling all Music Lovers...

My name is Pat Palmieri. My wife, JoAnn, and I have been residents of Timber Oak for four plus years. One of my interests is music (instrumental and vocal). I thought it would be nice to meet anyone in our community who has similar tastes. Perhaps, if there is any interest, I thought we could possibly meet in the clubhouse once evening and share our mutual interests (perhaps an hour or so around 7:30PM). If there is anyone who would be interested, please contact me by email at pjpalmieri21@comcast.net. If I get some feedback, we could set up a preliminary meeting at a convenient day and time for everyone. Thank you!



2022 Holiday Trash Pickup Schedule

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

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.



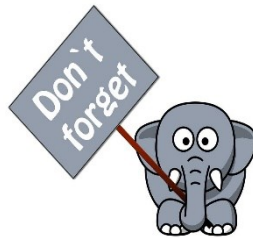
Landscape Committee Notes & News....

The irrigation system has been increased to three days a week. We are aware that there may be brown lawns for a while, but a brown lawn doesn't mean the grass is dead, the grass is then dormant and will be green again with cooler days or evenings along with the help of the watering increase.

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

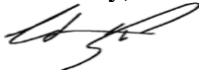
- 🍂 Pet waste throughout the community continues to be an issue. We would like to remind all owners to curb your pet along the tree line and or the common lawn areas. Please pick up and dispose of all dog waste in your personal garbage. All dogs must be on a leash with the dog walker holding the leash. 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.
- 🍂 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, 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 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.

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 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', written in a cursive style.

Arthur C. Stueck II
President
astueck@rei-pm.net



Timber Oak Ladies Book Club



AUGUST BOOK CLUB MEETING

Our next book club meeting is scheduled for Thursday, August 4th, 7pm in the clubhouse. The book we will be discussing is Night Road, by Kristin Hannah:

SUMMARY: With an absent father and heroin-addict mother, Lexi finds herself shunted from foster home to foster home. But when she is legally adopted by her aunt, Lexis' life takes a turn for the better. She finds herself attending a good school in a good community, and quickly becomes close friends with Mia Farraday. Lexi and Mia are inseparable from the moment they start high school. But the consequence of one terrible night changes a group of young people's lives forever.

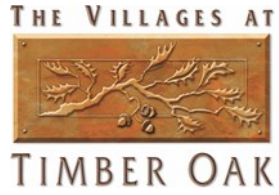
We have been trying some different formats for the book club. For the July meeting, we did "Reader's Choice" to give everyone a chance to read a book that their own book choice and then come to the meeting to summarize/recommend it. We will then compile a list of those recommended books, with summaries, and email it to members as a reading list they can refer to.

We are also doing some "optional" field trips that tie into book themes. In May, we read a book about an Irish immigrant who sailed to America on the Titanic, survived, and what happened to her. In June, the Bethel Library just happened to have an "in person" presentation on the Titanic and it's connection to those living in or journeying to Connecticut. Seven of us went to that presentation and then "out" for a cool drink/dessert afterwards.

On July 15th the movie, *Where the Crawdads Sing* is premiering in theatres. Our book club read that book last year and loved it. So, anyone wanting to, can join us for a "group" movie trip to see how they adapted the book into the much-anticipated movie as we are planning to go on Saturday, July 16th.

With 17 ladies on our "active" list, we are not only a book club, but a social club as well and a wonderful way to meet fellow Timber Oak residents who share a love of books. We welcome new residents and new ideas.

Anyone interested in joining the book club or coming to try a discussion group is welcome. Just email me at gerrisnow@att.net so we can expect you.



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

**The Villages at Timber Oak Association
Board Meeting – Open Session**

May 23, 2022

Approved Minutes

The meeting was called to order at 7:06 PM. Patrick Schappert (Board Member/President), Danna Marques (Board Member/Vice President), Lorenzo Muratore (Board Member/Treasurer), Frank Cassaniti (Board Member/Treasurer), and Mary Samperi (Board Member/Secretary) were present.

Also, present was Jessica DiDomenico from REI Property and Asset Management.

Ratification of the minutes:

Patrick Schappert made a motion to accept the Open Session Minutes from April 25, 2022, meeting. Lorenzo Muratore seconded the motion. All present voted in favor of the motion.

Fine Hearing:

There were no fine hearings.

Warnings/Fines:

Warning/Fine letters were reviewed. The Board agreed to hold on posting the fines for the two remaining units for the non-compliance of the vehicle registration form until we can confirm the receipts for the certified letters were received.

The Board agreed unanimously that the reduced fine of \$100 will remain for 13 Penny Lane for the non-compliance of the vehicle registration form. REI to notify the unit owner.

The Board agreed unanimously that the fine stands for 29 Lawrence Ave for the feeding of wildlife as they unit owner did not attend a fine hearing they were invited to. REI to inform the unit owner.

The fine hearing letter for 9 Tucker Street was reviewed and discussed. The Board agreed unanimously to give the unit owners 30 days to remove the smoker from the deck. REI to inform the unit owner and make them aware it is not allowed to be used during that time period.

The Board agreed unanimously to send a fine warning letter to 1 Paulding Terrace regarding the large plastic trash can that is still being stored on the back patio area. REI to send the fine hearing letter for this violation.

The Board agreed unanimously to send a fine warning letter to 14 Bainbridge for the flower solar light yard decorations that are still installed along their front walkway. REI to send the fine hearing letter for this violation

Proposals:

The Board unanimously voted via email to approve the proposal from Eastern View for the removal of dead shrubs around the community in the amount of \$1,595.25. It was noted this work is completed.

The Board unanimously voted to approve the proposal from Silvestri Fencing for the repairs to the Penny Lane fence in the amount of \$1,584.62. It was noted this work is scheduled and we are just waiting on material to come in for repairs to start.

The Board unanimously voted to approve the proposal from Bouchard Construction for the repairs to the concrete stoop at 5 Penny Lane in the amount of \$1,598.67. It was noted this work is completed.

The Board unanimously voted to approve the proposal from Hiding Tennis for the emergency patch repairs to the tennis court in the amount of \$2,557.00. REI to have the work scheduled and notify the community when the court will be closed for the repairs.

The Board unanimously voted to approve the proposal from Bart's Tree in the amount of \$2,250 for the removal of the dead tree in the rear of 73 Lawrence and 76 Lawrence. REI to schedule the work and notify the homeowners when they will be removing the trees.

The Board unanimously voted to approve the Orkin Pest Control proposal for the treatment of termites at 5 & 6 Penny Lane in the amount of \$3,042.67 as well as the proposal from Orkin Pest Control for the treatment of termites at 46 Tucker Street along with all other units in the building in the amount of \$ 3,042.67 with ongoing treatment for \$336 for year one and year after is another \$336. REI to schedule the work with Orkin and send out notification to all affected units that will be treated.

The Board unanimously voted to approve the proposal from Signarama for the no parking signs in post in the amount of \$684.89. REI to schedule the work with Signarama.

REI's report on follow-ups from the last board meeting and new business:

It was noted that REI will continue to follow up with Carmine Itsvan from Eastern View to obtain the fence samples for the front entrance fence.

It was noted that Patrick S. would continue to look into the truck weight limit so the current rule can be revised.

It was noted that REI it still working on putting together the information for the water valve replacement program for each unit to send out to the community.

It was noted that the door painting project would move forward once we have all the information in place on how to present it to the community. REI to obtain specs from a painter to use for pricing for the program.

REI to add the firework rule and fine structure to the June newsletter.

REI to follow up with the Housing Department to ensure that the clean up behind Caldwell Terrace will be completed.

New Business:

REI to have CCA look at the area of 84 Tucker Street when they come to look at drainage issues for the community - the unit owner reported that water is pooling in the driveway.

REI to obtain pricing from Bouchard for patching the potholes near 15 Penny Lane. It was noted that Danna will provide the areas near Lawrence Ave that also need patching so they can provide pricing for that area as well.

REI to follow up with the Security Committee to see if they are going to move forward with doing the testing of the pole lights with new lighting to see if it helps with lighting up the walkways better.

It was noted that the Board agreed to allow graduation signs in front of unit only until July 4th then they must be removed.

Homeowner Forum (note – only action items are documented in the minutes):

12 Paulding Terrace asked if the meeting minutes could be posted on the website or sent in the monthly newsletter. The Board will discuss and advise.

4 Paulding Terrace noted that Nejame should be contacted to place a loaner pool heater at the pool until the part for the current heater come in for repairs. REI to contact Nejame to find out if a loaner heater is an option. REI to also post a notice on the pool gate regarding the heater not working.

16 Bainbridge Blvd noted that the lighting at the front entrance on the Timber Oak sign is not bright and it is hard to see the sign. REI to contact the electrician to adjust the lights at needed.

REI to send the case number and officer name to the unit owners that requested this during the meeting as they would like to contact the Danbury Police Department regarding the recent shooting incident at the clubhouse.

21 Caldwell Terrace noted that the clubhouse lighting should be looked at it is not very well lit in certain areas. REI to contact the electrician to check all the lighting on the clubhouse to insure it is working properly.

A motion to adjourn was made by Lorenzo M. at 8:58 PM. Danna M. seconded the motion. All present voted in favor of the motion.