

September 16, 2019

Dear Association Members:

We hope you are enjoying this beautiful weather as summer winds down. The Board and REI hope you will find the news that follows to be helpful. Thank you for your time in reading the newsletter and for your cooperation where required.

Important Safety Notice:

It has been reported that packages are being stolen from in front of units. If you note anything suspicious or have a package stolen, please contact the police immediately and let us know after the fact.

Upcoming projects the Board has either authorized or are obtaining proposals for:

- 🍂 The Landscaping Committee is in the process of obtaining a proposal for replacement bushes/plantings and to address other landscaping issues that need to be addressed.
- 🍂 Please note - all plants may not be replaced in 2019 due to budgetary concerns. If your plantings are not replaced this year, they will be put on the list to be replaced next year.
- 🍂 The Board of Directors has approved a proposal to address power washing / painting of the buildings / decks / mailbox stations / fencing / gazebo / benches throughout the community. Plan is to complete approximately 110 units per year over the next three years along with the common area structures. The following units are slated to be completed this fall: 1-18 Bainbridge Blvd, 1-10 Hopkins Court, 1-20 Penny Lane, 1-16 Bristol Terrace and 53-90 Tucker Street. Once a schedule has been determined, the units affected will receive notices.

Completed Projects:

- 🍂 The following driveway divider walls have been replaced 41-46 Lawrence and 49-54 Lawrence. The remaining, 63-72 Lawrence, 77-80 Lawrence and 83-86 Lawrence Avenue, are in process of being replaced.



- There are several lawn areas throughout the community that have brown spots. This was caused due to weather we had this summer. The Landscaping Committee and our vendors have been performing weekly inspections. As the cooler temperatures arrive, it is believed most of the areas will have rebounded. If there are areas that are believed to not be rebounding, they will be addressed.

There were three areas where it was noted the grass suffered root rot - Paulding Terrace green, in front of Hopkins Court and the Paulding Terrace hill. All of these areas were aerated and power seeded two weeks ago and we are seeing new growth.



Future Board Meeting Dates

The remaining Board Meetings, scheduled for 2019, will be held on the following Mondays - September 23rd, October 21st and November 4th. 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.



New Rule

The Board of Directors voted to ratify the flying motorized devices rule that was sent to all owners for Notice and Comment on August 5, 2019.

“Article IX – General Recreation Rules:

Section 9.8 – Flying Motorized Devices: All flying motorized devices, including but not limited to drones, are strictly prohibited to be flown anywhere within the community.”

A full set of the current rules are available on the community website.



<http://villagesattimberoak.com/website/publish/owners/index.php?Rules-and-Regulations-14>



School Bus Stops

Please note - the school bus stop for all Danbury and Bethel children is located on Bainbridge Boulevard in front of the tennis court. Parents must park in the clubhouse parking lot – NO on-street parking is allowed.

Any vehicle found to be parked on the street will receive a fine hearing letter.



Fall Dumpster Day

The Fall Dumpster Day has been scheduled for Saturday, October 12th. Drop off will begin at 8:00 AM and will end by 2:30 PM (unless the container is filled and must be removed sooner). The dumpster will be placed on the far end of the clubhouse parking lot.

To prevent non-resident and resident abuse of this accommodation, various procedures will be in place. We ask that you cooperate with these measures so we can continue with this program. There are several steps that we will be taking but of greatest significance will be staff monitoring while the containers are on site. The role of the monitors will be to catch non-residents attempting to dump at Timber Oak, prevent dumping on the ground and not in the containers, and to prevent inappropriate materials from being dumped (such as construction project materials and hazardous substances).

You will be asked to present identification when you arrive at the dumping site. We are attempting to eliminate outsiders from abusing this accommodation which is intended to serve residents only.

Items not allowed include hazardous wastes (gasoline, oil, propane, paints, Freon, etc....), construction debris, AC units, car tires, brush and tree stumps, rocks, cement, and car batteries. If you are going to dump lawn mowers or other such equipment, they must be drained of all fuel and oil.



2019 Holiday Trash Pickup Schedule

Thanksgiving Thursday pick-up on normal day - Wednesday
Christmas Day Wednesday pick-up will be Thursday

As a reminder, trash and recycling receptacles need to be brought inside the night of trash pickup. If your trash or recycling container is missed on the day of pickup, please contact Kelly Montesi immediately and she will contact the trash vendor.



Other Important Dates to Remember

Thursday, October 3rd - Timber Oak Ladies Book Club – see enclosed flyer.
Thursday, November 7th – Timber Oak Ladies Book Club – see enclosed flyer.
Saturday, November 2nd – Holiday Bazaar
Sunday, November 11th – Veteran’s Day Luncheon and wreath laying ceremony



General Holiday Decoration Reminders

Please review the General Holiday Decorations Rules and Regulations below. Please note - inspections will be performed to ensure all decorations are within compliance.

Section 12.1 – General Holiday Decorations

The General Holiday decoration rules are to cover all holidays **except for December Holiday**. Please refer to the December Holiday Rules for these holidays. Please refer to the Landscaping Rules along with the following:

Decorations not allowed:

- 1) Inflatables are not allowed on any walkway or in the common areas.



- 2) No items that are hard to remove should be hung from the trees or shrubs (like spider webs, garland, tinsel, streamers, etc.) as this is now the early stages of development of our trees and shrubs.
- 3) No electrical wires can cross sidewalks, driveways or any area that could become a tripping hazard.
- 4) No electrical wires are to be run over head to trees or bushes.

Entryway:

- 1) Please be conscious of your neighbor if you share an entryway, as all residents may not wish to celebrate holidays in the same way. Please do not infringe on their space.
- 2) General holiday decorations can be setup three weeks prior to the holiday and **must** be taken down seven days after the holiday.
- 3) Decorations shall not block the walkways or the adjoining neighbor's entryway. All homeowners are responsible for all accidents and injuries that may occur as a result of the placement of decorations.
- 4) No lights are allowed for general holidays.

Mulch Area:

- 1.) General Holiday - no pots or potted plants may be placed in the mulch area. Approved plants may be planted in the mulch area three weeks before the holiday and must be removed seven days after the holiday. The mulch area must be returned to its original state.
- 2.) Holiday decorations may not damage and/or disrupt the lawn sprinkler system and/or prohibit the landscaping vendor from performing their contractual obligations.
- 3.) No items that are hard to remove should be hung from the trees or shrubs (like spider webs, garland, tinsel, streamers, etc.) as some of the trees and shrubs are now in the early stages of development.
- 4.) No more than five general holiday decorations may be placed in the mulched areas.
- 5.) No pumpkins can be placed in the mulched area, rotting pumpkins leave seeds and pumpkin and vines will develop. Pumpkins may be placed on the sidewalk.

Other Common Areas:



- 1) No decorations will be allowed or hung/or attached to the outside walls or outside windows.

Important Reminders

- ✿ Pursuant to the Maintenance Standards, all homeowners must winterize their outside spigots, to ensure that the water pipe will not freeze and burst. All you need to do is turn the water off inside the Unit, then turn the outside spigot on to allow the water to drain out.
- ✿ Also, pursuant to the Maintenance Standards, if you are leaving your home for any amount of time, your heat must remain at a minimum of 55 degrees. This will help to ensure that water pipes in your unit do not freeze and burst.
- ✿ It is also recommended that you have your fireplace and HVAC system serviced prior to the cold weather.
- ✿ It has been noted that numerous units have placed small trash containers in front of their garage and front doors for disposing of dog waste. Per the rules and regulations, you are not allowed to store items on the exterior of your units. Please note all trash containers must be kept inside of your unit except for on trash pickup day.



Please visit The Villages at Timber Oak website at: <http://villagesattimberoak.com/>

Here you will find community event dates, Board of Director Meeting dates, community updates, forms (such as the vehicle registration, clubhouse rental and rule violation form), Board of Directors information, rules and regulations and so much more.

All property issues that need attention should be promptly reported to Kelly Montesi at REI. Kelly is here each day from 8:30 AM to 5:00 PM. Kelly's contact information is kmontesi@rei-pm.net or (203) 791-2660.

REI has an **emergency number** for off hours which is (203) 744-8400. Please press "0" for the operator and you will be assisted with your call. Please do not hesitate to reach out to myself or Kelly with any questions or concerns you may have.

THE VILLAGES AT



TIMBER OAK

Sincerely,

A handwritten signature in black ink, appearing to read 'A. Stueck II'.

Arthur C. Stueck II

President

astueck@rei-pm.net

Timber Oak Association
Monthly Board Meeting
Open Session - Agenda

Call to order

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

Approval of the minutes from the previous Board Meeting

Fine Hearings

Officer Reports

Committee Reports

Management Report

New Business

Old Business

Adjournment



Timber Oak Ladies Book Club

Thursday, October 3rd: Becoming by Michelle Obama

An intimate, powerful, and inspiring memoir by the former First Lady of the United States

In a life filled with meaning and accomplishment, Michelle Obama has emerged as one of the most iconic and compelling women of our era. As First Lady of the United States of America—the first African American to serve in that role—she helped create the most welcoming and inclusive White House in history, while also establishing herself as a powerful advocate for women and girls in the U.S. and around the world, dramatically changing the ways that families pursue healthier and more active lives, and standing with her husband as he led America through some of its most harrowing moments. Along the way, she showed us a few dance moves, crushed Carpool Karaoke, and raised two down-to-earth daughters under an unforgiving media glare.

In her memoir, a work of deep reflection and mesmerizing storytelling, Michelle Obama invites readers into her world, chronicling the experiences that have shaped her—from her childhood on the South Side of Chicago to her years as an executive balancing the demands of motherhood and work, to her time spent at the world's most famous address. With unerring honesty and lively wit, she describes her triumphs and her disappointments, both public and private, telling her full story as she has lived it—in her own words and on her own terms. Warm, wise, and revelatory, *Becoming* is the deeply personal reckoning of a woman of soul and substance who has steadily defied expectations—and whose story inspires us to do the same.

Thursday, November 7th: **Book TBD**

Thursday, December 5th: Annual Holiday Dinner (location TBD)

All meetings are on the 1st Thursday of the month at the Clubhouse unless noted otherwise.

Come join our group for the chance to meet neighbors and pursue your love of reading at the same time. New members are always welcome.

Any questions, please contact Meryl Cooke at moondance516@yahoo.com.