



Timber Ridge POA Newsletter

2013-2014 BOARD OF DIRECTORS

PRESIDENT/CAPITAL IMPROVEMENTS

Kim LaRosa

VICE PRESIDENT/COVENANTS

David Goff

TREASURER

Jim Hoskins

SECRETARY/GROUNDS & MAINTENANCE

Joey Niolet

SECURITY/POOL

Patrick Klause

TREASURE POINT

Charles Reymond

POOL/FUNDRAISING

Wendy Webb

CITY LIASON

Gene Rogers

GOLF CLUB LIASON

Brian Kett

ARCHITECTURAL COMMITTEE

Edward Denechaud/Ken McLaughlin



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Steven Hammons
Terie Velardi

228-452-7231

POA SECURITY
228-374-4528

President's Note:

Happy Spring! I don't know about everyone else but I am ready for some longer warmer days! I know as everyone looks around at the brown plants and old leaves lying about it is hard to believe it will soon be full of color and bursting with life in a few weeks. During the past few months the TRPOA staff and your volunteer board have been very busy preparing for the spring and the projects that are getting under way.

First the office staff and collections – there continues to be tremendous efforts and successes put forth on collections. The surveys were quite clear that collections need to be a top priority and I assure it is!

Annual billings will be mailed soon and just a reminder please get your dues in as soon as you can so you are clear to vote in the important upcoming elections! Another thing the board heard in the surveys is NO MORE large dues increases therefore next years due will only be increasing \$10.00 or 4%, which is less than the increase in the cost of living.

I want to thank the Timber Ridge Women's Club for the annual Mardi Gras parade, this parade is the result of months of preparation and hard work, so again Thank you. Also, the club is in the process of collecting names, addresses, phone numbers, etc. for a new TRPOA property owner's book. Thank you for this effort as well.

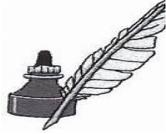
Throughout the newsletter our members will read about the various projects going on in preparation of a wonderful spring and summer season. I will just touch on a few of these projects: improvements to the bulkhead and boat ramp at Treasure Point, the return of the pavilion and fish cleaning station at Treasure Point, additional chairs at the pool, new entrances with improved lighting (at North and Henderson entrances – the board is working on the Timber Ridge North entrance), additional security cameras and playground equipment. As you can see your volunteer board has heard you loud and clear in your survey responses.

The numbers of surveys returned was lower than expected – Please remember that these surveys, the annual election and meeting are members in good standings chance to provide input to the board on what you would like to see in Timber Ridge.

Thank you to all of you for your continued support.

Sincerely,

Kim LaRosa
President

Covenants: by David Goff

The Board of Directors has considered revising the Timber Ridge Property Owner's Association Covenants for quite some time. We have been operating under the 1979 Covenants which have been in need of revision pursuant to previous actions taken by the Board and the need for a general update. I have incorporated the old Covenants, made many additions and some deletions. You will note that the format is completely changed and the Covenants are presented in a more organized manner.

The 1979 Covenants in Article 18 provided that the Covenants can only be amended by an instrument in writing filed with the Chancery Clerk of Harrison County containing the notarized signatures of a majority of lot owners in Timber Ridge. In 2008, we petitioned the Chancery Court of Harrison County, Mississippi to change that requirement for amendments as it was virtually impossible to achieve. Judge Sandy Steckler, by Order dated March 28, 2008, deleted the requirement of notarized signatures of owners to amend the Covenants and that a majority of the lots subject to the Covenants and Restrictions agree to any revision. The requirement, as it stands now, is that amendments are authorized by a majority of 60% of the ballots cast either in person or by proxy for any proposed amendment.

The Board of Directors has also considered some limited amount of amendment to the Bylaws of the Timber Ridge Property Owner's Association. The Bylaws, as they stand now, may be amended at a meeting of the members by a vote of a majority of the members represented at such meeting.

The proposed amended Covenants and Bylaws are posted on the TRPOA website and available for your review. These amendments will be presented to the members for a vote at the annual meeting. To view the proposed amendments go to the TRPOA website: www.timberidgepoa.org. Once on the website click on "Covenants & Bylaws". To review the revisions click on "Amended Covenants" and "Amended Bylaws".

Timber Ridge POA Annual Meeting Sunday June 8 @1pm

Location: The Pass Christian Isles Golf Club House
150 Country Club Drive

Fall 2013 Survey Results:

This past October the POA sent out a survey to the membership asking you for your opinions and vision on how to improve the available amenities. Below is a synopsis of the results with the top responses for each question.

Treasure Point:

What is your vision for Treasure Point? How would you like to see it better utilized?

- Family Friendly – a place where members can gather with family and friends to picnic, fish and play.
- A pavilion for parties and picnics - Barbecue grills
- Fish cleaning station with running water
- Improve / maintain the existing boat ramp and dock area

If there were fundraisers to raise money for your new ideas would you be willing to volunteer and or participate?

49% - Yes 51% - No

Swimming Pool:

What further improvements would you like to see at the pool?

- More chairs and umbrellas; Outdoor shower
- Barbecue grills; Playground

Socials:

Do you attend social events held by the TRPOA?

21% - Yes 79% - No

What type of events would you like the TRPOA sponsor?

The variety of responses to this question almost equaled the number of total responses. They ranged from Clean-up days, Holiday events; Fishing tournaments; Block parties – just to name a few.

Would you like to volunteer or help with any of the events?

35% - Yes 60% - No 5% - Maybe

937 surveys were sent. 84 members responded for a 9% response rate.

Treasure Point: by Charles David Reymond IV

Treasure point has been mostly quiet over the winter months and now that spring is upon us you will begin to see many projects and improvements take place.

First off; the **boat ramp** will be repaired within the next few weeks. *This project will take the boat ramp out of commission for two days (48 hours).* We have identified Tuesdays & Wednesdays as the "slow days" and will schedule the work accordingly. As soon as the date has been set, signs will be posted at the entrance to Treasure Point and on the TRPOA website. Please don't hesitate to contact the POA office if you are planning on launching your boat and are unsure the exact date.

The board has solicited bids on replacing the deteriorating bulkhead is proceeding to replace the aging **bulkhead**. This work will be done in 40' increments, with the first phase beginning on the south side of the property near the boat launch.

You asked for a **pavilion**, a **fish cleaning station** and a **playground** and we heard you. We have obtained proposals to rebuild the pavilion that was centrally located on the point pre Katrina. In addition a fish cleaning station with water will be added to the North side of Treasure Point and a playground will be in close proximity to the pavilion.

The TRPOA Board and general membership is looking for board candidates!

The TRPOA Board is seeking nominations from our members in good standing, to run for open positions on the 2014 board. The standard board term is three years.

The TRPOA, as an organization, has annual dues in excess of \$300,000 and is responsible for approximately half a million dollars of assets. On behalf of our community members, our POA is responsible for the maintenance and repairs at Treasure Point and the boat launch, our swimming pool and associated pool house, the running of security operations as well as maintaining and monitoring of security cameras, grounds and maintenance of our public entrances and other POA owned properties, our card access system and gates, covenants compliance and monitoring, architectural control, collection of dues, community events, life-guards, contract administration, contractor renewals, city liaison, membership liaison, accounting, property transfers, taxes, insurance, legal / law suits, accounting, staffing, newsletters, and general administration.

In addition, we have a very active capital enhancement / upgrade program underway that currently includes; repairs to our swimming pool, repairs to our boat launch and bulkheads, new community pavilion at Treasure Point, and upgrades to our community entrances. Each of these programs requires board member involvement in developing the project scope, receiving bids, awarding contracts and then monitoring the project.

For the past several years most of our board members hold down full time career jobs, and volunteer their time and effort to their TRPOA board as part of their spare time. The board meets formally once per month for approximately 1.5 to 2.0 hours. Occasionally, two or three times a year, the board will have additional meetings (i.e. on Saturdays) to discuss topics such as annual budgets, changes to covenants, annual meetings, etc. In addition, each board member is asked to take on the responsibility to oversee a specific area of the POA. These areas include things such as: Treasurer, Grounds and Maintenance, Swimming Pool, Treasure Point, City liaison, Security, etc. Depending on which area of responsibility, an active board member could spend an additional four to six hours a week on TRPOA business. Without an even distribution of responsibilities and effort among the nine board members, it is very difficult for the board to achieve the best results for our community.

The ideal candidate for our board is someone who has the time, energy, skills and desire to work with the TRPOA board team on the behalf of all of our members.

Our community is very diverse; young families with children, single adults, grown families, retired couples, full time residents, weekenders, home owners, renters, golfers, boaters, vacant land owners, pet owners, joggers, etc. Many members have significant interest in several of our community operated facilities, many have a significant interest in the upkeep and beautification of our community, many have a keen interest in the security aspects of our community, and sadly a few have no interest in our community other than their own property and even more sadly, a few others refuse to even pay their annual dues.

The TRPOA board has a mandate to effectively and efficiently operate the POA in a manner that adds the most value to our community and our members. We are sincerely looking for several members that have the desire, time and energy to become a TRPOA board member by offering up your name as a candidate. Please contact the TRPOA office and a member of our Nomination committee will contact you.

Brian Kett – Nominations Committee

UPCOMING DATES & EVENTS:

TRPOA Annual Dues

April 1, 2014

Timber Ridge Pool Opens

April 19, 2014

TRPOA Board Elections

Slate & Ballots mailed May 5-9, 2014

TRPOA Annual Meeting

June 8, 2014 – 1pm

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IMPORTANT PHONE NUMBERS:

Pass Christian Police – Non Emergency	452-3300
Pass Christian Code Office -	452-3316 / 452-3324
Pass Christian Public Works -	452-3308
Pass Christian Animal Control -	452-3308
Mississippi Power -	800-532-1502
WPSCO -	452-2031

Swimming Pool: by Wendy Webb



Welcome to Spring Timber Ridge Residents! What a great way to bring some delightful updates to you for the pool and look forward to the warm weather ahead. As we mentioned earlier in the months previously, we listened to your concerns with the survey. I am glad to announce some of the projects already on the way. Construction has started to renovate the **Kool Decking** around the pool. This will benefit the safety of the residents and further cracking in the future. We have also replaced both pumps to help keep the water crystal blue. In addition, we will be working to have added plants around the pool area to enhance privacy for our residents.

A new **playground** will be constructed in the coming weeks on the grounds adjacent to the pool.

The Pool is set to open on April 19. Please remember the pool is only open to members in good standing and requires an access key to enter.

Pool Parties: Property Owners are permitted to have parties at the pool area however; these must be booked in advance through the office. The property owner is solely responsible for supervision, clean up, ensuring safety and enforcing of the pool rules.

Lifeguards needed!



The TRPOA is currently accepting applications for lifeguards for the 2014 season.

Applicants must be certified in Red Cross & CPR and pass a swim/rescue exercise.

Interested applicants should submit their resume along with copies of the required certification to the Timber Ridge POA via e-mail: poaoffice@timberridgepoa.org

Pool Parties: Property Owners are permitted to have parties at the pool area, however, these must be booked in advance through the office. The property owner is solely responsible for supervision, clean up, ensuring safety and enforcing of the pool rules.

SECURITY ACCESS CARDS

Please note: All previously distributed security cards will continue to permit access to the swimming pool and treasure point boat launch areas to those property owners who are current on their TRPOA dues.

If you have not paid your dues by May 20, 2013, your card will be deactivated and there will be a \$30.00 reactivation fee for each card.

Grounds & Maintenance



Entrances: The POA Board has been monitoring and carefully planning upgrades to the entrances into Timber Ridge.

In the next few weeks you will begin to see changes to the North Street and Henderson Ave entrances. Anyone who ever has taken on a renovation project understands that the intent to improve one aspect can morph in to a more complete and larger project. What started as repairs to the lighting has grown to upgrading the deteriorating electrical service; to enhancing security by adding cameras; to updating the current signage.

Our timing could not be better. The lighting at the Henderson Ave entrance finally went "kaput" this past month. We appreciate everyone's patience and understanding while improvements take place.

Covenant Enforcement:

Although most members of our community respect our covenants and do their best to ensure that their properties are maintained within our community standards, we continue to have a minority of residents / property owners that are in violation of one or more of our covenants. The POA continues to send out covenant violation notification letters to those members where it has been brought to our attention that an issue exists.

Property owners are asked to resolve the issue within thirty days of the notification, or face a monthly fine and potential legal action.

Covenant violation letters were recently sent out to property owners with respect to having boats and / or motor homes improperly stored on their property.

Timber Ridge residents are asked to report any incident that they feel may be a covenant violation to the POA office for follow up by our staff. The covenant committee routinely canvasses the neighborhood and based upon these reviews and information provided to the office, covenant violations letters are sent out.

A note from the Ward 4 Alderman – Victor Pickich:

Greetings and welcome to Spring. Great news! Paving is set to resume in April with weather pending. It is important to me to let you know that I am accessible to you if any opportunities arise to prevent any obstacles. If you encounter any issues you can contact the city or me at (228) 493-2568 in order to help in any way that I can. Thank you for all of your support.

Members Not in Good Standing with Past Due Balances as of March 31, 2014

Every effort is made to ensure this list is correct and current. If you feel your name is on this list in error, please contact the TRPOA office my mail, email poaoffice@timberridgepoa.org or by telephone during office hours

590 ROYAL PINE, LLC- KELLY, JERRY	FREAS, ROBERT S., JR.	REINIKE, JODY R. & AMANDA L.
ADAMS, HILDEGARD	FRIDGE, JOHN & ELLEN	RHODES, CHARLENE
ALLEN, EVAN & AMANDA	GARDNER, GLENN H. & JENNIFER	RITTER, ELIZABETH
ANDERS, KEYTON B.	GAUDIN, HILARY & MARY	ROBERT-KISSEL, JONATHAN & PETER
ATKINSON , REA	GEDDES, RICHARD & RHONDA	SALCEDO, EDWARD T.
AUBEL, PETER H VAN	GILBERT, ELIZABETH	SANDO, MARK A. & CATHY
AUSTIN C/O CORLIS AUSTIN	HARBOUR, WAYNE C. AND LISA	SCARBOROUGH, GRADY A.
AUTUMNWOOD HOMES, INC.	HARRELL SR., PERRY J.	SCEARCE, R. & SUSAN RULIFFSON
BAGUR, JACQUES	HARRIS, JOHN S. & ELAINE F.	SCHEXNAYDRE, CARL & SARA
BALDERAMOS, CIRILO	HOLLINGSWORTH, DAVID AND ROBIN	SCHMIT, JOSHUA & TIEN TSE NECAISE
BARRERE ROBERT	HOOVER, GWEN SEAMON, RAY (PP)	SCOTT IV, NAUMAN S.
BECK, BRIDGETTE	HOOVER, PAUL & GWEN	SERIO, KELLE M.
BERTUCCI, RUTH & BRYAN	IVERSON, GREGORY	SERIO, RICHARD & PEGGY
BILY WAGNER PROPERTIES, LLC.	JOHNSON, MINNIE	SHIELDS, JAMES E
BONCK, HAROLD I.	JOHNSON, RUBY LOUISE ESTATE	SHIPPEY, PAUL
BONNEY, HENRY L., JR.	JUSTICE, JACQUELINE - BENTZ, SHELLEY	SIMOS, MARK A.
BOSS, DAVID W.	KERST, DONALD & TERRI	SIMS, BOBBY G.
BRAGG, ROGER & BARBARA	KIRKPATRICK, JAMES R. "PP"	SKINNER, KENTUCKY R.
BRAMLETT, EUGENE & SUZANE	LAHITTE, LENARD J.	SKINNER, NATALIE F.
BURAS et al, CHARLES	LAUBMEIER, DENNIS & BRENDA	SLAUGHTER, CATHERINE R.
CABRERA, BARBARA	LEE, NIYOKIA	SPANHOFF L.L.C., R.W.
CAPUTO, STEPHEN S.	LENTZ, STACY	STEWART, ROBERT C.
CARLSON, RICHARD A.	LOWE, JUDY	STOVALL, JR. CLEMENT & DEBORAH
CHAVERS, DAVID MAXWELL	LYELL, COULTON	STROUT/RODRIQUE, LAWRENCE/PENNY
CHRISTIAN, ALBERT JAMES	LYLE, RHONDA T.	SUDDUTH, BRITT K.
CIARLARIELLO *, MARK A.	MAJORS, NED B.	SWANSON, ARTHUR & STACY
CLIMIE, JOHN C. & ELIZABETH	MANASCO, CHRISTOPHER	SZCZECOWSKI, CARL
COAST INVESTMENTS INC - OWEN	MARTIN, PETER & ROXANNE	TACONI, CHARLES
COBB, III, JAMES A & MONIQUE	MATHES, DAVID	TAYLOR, EDWARD & MELBA
COLLINS, JOHN F.	MATTHEWS, PAUL L.	TAYLOR, FRANCES R.
CONKERTON, EDYE & EDITH	McCLOSKEY, BETHLYN	TAYLOR, MICHAEL E. & SHERYL F.
COOK, CAROL G.	MICHEL, ROBERT	THOMPSON, JAMES
COOK, LAWRENCE H., JR.	MILLAUD, EARL M.	TOMASZEWSKI, ANDREW D.
COOK, PAUL & LORI	MOORE, JERMAINE	TOOMER, THOMAS TYRONE
COUEY, MARLON & LISA	MOORE, LAUREN MICHELLE	TRIPP, CLARA J.
DAIGLE JR., JOSEPH & JOAN	MORTILLARO, THOMAS & JODI.	TRUDEAU, BRYAN A.
DALRYMPLE, DAVID & TERRY	MS REALTY TAX FINANCE, INC	ULRICH, JOHN, TRACY & REXROAD, K
DANIELSON, BART A.	MURALI, ARTI S.	VARISCO, JR., VINCENT J.
DAWLEY, HAROLD & LINDA	NIOLET, SCOTT & JENNIFER HENDRICK	VERRETT, ALEXANDER
DAWLEY, MICHAEL D.	NODURFT, MARK B.	WALLACE, JAMES J. & CLARICE
DEFRAITES III, SYDNEY & ANGELA	NORTHROP, A. K.	WARD, MATTHEW
DIAZ, BARRETT & REBECCA	OHMAN, MARK	WATSON, ESPERANZA
DIPASCAL, AMELIE W.	OWEN, CAROLYN T.	WEAVER, KEITH & JENNIFER BALL
DISHER, GEORGE & PEGGY	PATEL, VIREN AND MITA	WEGENER, EDWARD
DOMING, LORRAINE E.	PAVOLINI, HANNAH	WELLEMAYER, WILLIAM R.
DONELON, JAY & JANINE	PENEGUY, WILLIAM OLIVER	WHAVERS, JACQUELINE L.
DURNING, JEANNE B.	PEPPERMAN, SCOTT & JENNIFER	WHITE, CARL J.
ELKINS, ZACK	PLANETTA, JR., VICTOR M.	WILLIAMS, JAMES R. & CATHERINE
ELLIS, MARK E.	PLEASANT ANCHOR CONDO - NUC	YARRINGTON, FLOYD & IRMA C.
FACILLE, AMY RITA	RANDLE, JOHN EDWARD & MICHELE	YOUNG, PAUL T.