



Timber Ridge

Property Owner's Association Newsletter - October 2014



2014-2015 BOARD OF DIRECTORS

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Charles Reymond

POOL/LANDSCAPING

Jim Hoskins

CITY LIAISON

Gene Rogers

CAPITAL IMPROVEMENTS ELECTIONS

Cary Trapani

ARCHITECTURAL COMMITTEE

Edward Denechaud
Ken McLaughlin



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POA STAFF
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228-452-7231

POA SECURITY
228-374-4528

President's Note:

I hope everyone had a great summer! I know several of you have enjoyed the new amenities. The pool will be closing for the fall/winter months at the end of October but the playgrounds and Treasure Point will remain open. The restrooms at Treasure Point have been picked up but will be brought back temporarily for an event I will talk about later then picked up for the fall/winter months. During the next few months the board and staff will be working on a more permanent and cheaper bathhouse solution for Treasure Point. Starting in November use of the pavilion at Treasure Point for large parties, reunions, etc. will require a reservation with the TRPOA office this will ensure that all members request can be accommodated. A form will be on the website and in the office until this is done call the office to check availability. In addition to the Treasure Point bathhouse there are capital projects in the works including a new sign for our members in Timber Ridge North with lighting, improvements to the tennis courts, repairs at Treasure Point, fall planting and many other things.

The Timber Ridge Directory which has been championed by the TR Woman's Club is now available and is being delivered to property owners who signed up to be included in the directory. If you do not receive yours by the end of October the directories will be available in the office and at upcoming club meetings and social events. The POA has also bought and placed a plaque in honor of the club's members who have passed on a tree planted in their memory it is located at the pool near the playground.

On a collection note the POA staff is on target with collecting current dues as compared to the same time last year. The collection of older dues continues with cases being filed in Justice Court and as properties are selling.

The covenant/compliance committee continues its efforts to improvement the neighborhood. Thank you all for adhering to the warning letters. The paving of TR's streets is about to get started again! If you see our councilman, Victor Pickich or Mayor McDermott please Thank them for their efforts.

The board and I would like to thank all of the members who worked on the various committees on the updated covenants and by-laws including but not limited to Diane Bridges, JoAnn Chiasson, Christine Conn, Jeri Howard, Verna Jackson, Jim Kelly, Paul Medus, Martin Miller, James Noyes, Jeanne Renton, Oris Robichaux, Renee Stiger, Jay Triche and Keith Voigts. The board is looking at all comments and will provide feedback in the upcoming weeks along with a new ballot for all members to consider.

Fall Family Day – Thank you to Amber Favre for hosting this event at Treasure Point on November 15, 2014 2pm-to 5pm, more details to come. This is will a great day for everyone to celebrate to the Treasure Point pavilion with family, friends and neighbors. In the past this event has been focused on children and there will be games for them but in addition it will be a great time for adults to mingle, enjoy food, music and get to know your neighbors.

Thank you to all of you for your continued support. Remember we all get more done working together, listening to one another and asking questions.

Sincerely,

Kim LaRosa
President

Covenants: by David Goff

I would like to thank the members of the Timber Ridge Community for their interest and recommendations on the proposed changes to the covenants and by-laws. The by-laws and covenant committee, made up strictly of members, was charged with communicating to the general membership regarding any questions or concerns pertaining to these documents.

The committee has completed this process and has submitted their recommendations to the Board. In my initial review, I have found many of the recommendations to be useful and appropriate. The Board is in the process of reviewing all suggestions and will address each recommendation. This will allow members to have a better understanding as to the inclusion or exclusion of a specific recommendation. For instance, as noted in my article in the April 2014 newsletter; *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.* One recommendation was to require approval of 60% of all lot owners. With 1430+ individual lots and 950+ members the process of acquiring a 60% response, let alone a majority response to anything, is unattainable and prohibits the Association from evolving and the Board adjusting to current social, economic and cultural conditions.

Once the board completes and articulates its review the final revisions will be presented to the membership and a special meeting of the POA membership will be held in the near future.

Thank you again for participating in this vital process.

UPCOMING DATES & EVENTS:

Timber Ridge Pool Closes

October 31, 2014

Fall Family Day

November 15, 2014

2-5pm – Treasure Point

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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
Department of Marine Resources -	374-5000

FALL FAMILY DAY

**Saturday, Nov. 15, 2014
At Treasure Point Pavilion**

2-5 pm

Live Music

BBQ from BB's

Games: sack races and more...

Needed: side dishes & desserts

Anyone interested in supplying a side dish, desserts, prizes or assisting with the games can contact Amber Favre at 228-342-0041

Joey Niolet – Member Liaison

Hello neighbors! I hope everyone is enjoying this beautiful fall weather. As summer gives way to fall, we have a few exciting things to happening we would like to let everyone know about. First, as you all have noticed, the city has finally been begun paving some of our roads. We expect a few more roads to be fixed and paved soon. My fellow North Timber Ridge residents will be happy to hear that we will soon be installing a new entrance sign similar to the main entrances. And finally, we will be having a Fall Family Day at Treasure Point on November 15 from 2-5 PM. I hope to see you all there!

Timber Ridge
Neighborhood Directory
2014-2015



Neighborhood Directories are being delivered to property owners who signed up to be included in the directory publication.

If you do not receive yours by October 31, you can pick one up at the POA office or call us and one will be mailed to you.

228-452-7231

Timber Ridge as a Golf Cart Community by Brian Kett

Recently, new signs were posted at both the North Street and Henderson Avenue entrances indicating that Timber Ridge is a golf cart community and that our public roads are shared by cars, trucks and registered golf carts. It appears that with this new designation, many more home owners in Timber Ridge have now invested in registered golf carts to use within our community. The number of golf carts used at the swimming pool, tennis courts, and Treasure Point has increased.

In addition to the new "**Share The Road**" signs, the City of Pass Christian has also posted new Golf Cart Crossing signs in both directions on Fairway Drive, where golfers cross the road going from hole #2 to #3, and then again from hole #7 to #8.

Most Timber Ridge residents have properly registered their golf carts for use on Timber Ridge public roads with the City Of Pass Christian, and are following the rules associated with the use of those golf carts on our community roads. A small number of our residents continue to put their own children and others at risk by allowing their under-aged children, that do not have valid driver's licenses, drive golf carts on our community roads. Several of the carts reported to be driven by children without driver's licenses, are the larger golf carts, equipped with four seats, and travel at higher rates of speed. Again, the POA would request that the owners of these vehicles ensure they are only driven by licensed operators, and not continue to put their own children and other members of our community at risk. Violators should be reported to the City police for ticketing



What are the rules?

- ✓ All golf carts and low speed vehicles must be registered with the City of Pass Christian
- ✓ Driver must possess a valid Driver's License or Learner's Permit
- ✓ Owner must show proof of financial responsibility (Liability insurance)
- ✓ Driver must obey all rules of the road
- ✓ Number of people in a cart may not exceed the maximum capacity specified by the manufacturer
- ✓ No person may ride on any part of the cart not designed to carry passengers

Security by Kim Reinike

On average, American homes are victims of burglary about every 15 seconds, according to the U.S. Department of Justice. Fortunately, Timber Ridge does not have anything close to this. This is possible through successful teamwork from former and current TRPOA members, neighborhood watch programs, camera monitoring systems, security patrols and most importantly you. You, as home owners who care about your property and your neighbor's property, are responsible in making Timber Ridge a very safe place to live and raise a family. To keep it that way and to improve for the future, the board will continue to work with local law enforcement and look at ways to make security the most efficient for the neighborhood. Over the following months, I will provide a list of suggestions that will help make your home safer from the threat of burglary. The entire list can be e mailed to you or I will have copies at the TPOA office for you to pick up. With the national economy getting worse, burglary is again becoming a more common crime. Timber Ridge is a prime area for burglary. With many of the homes being second houses, that are empty most of the time, they are an excellent target for a break in. Thieves do ride around in their vehicles and "case out" good neighborhoods. They look to see who is not in and the pattern that a house is non-occupied. Two examples I came across last week were outside lights left on during the day (multiple days and nights) and the other was empty garbage cans sitting on the street in front of the house days after the trash pickup was done. Studying these over a period of a week, I quickly could determine that the home was a possible target. If I could do it, any thief could also!! These are very simple things to fix. One with a daylight sensor that cuts off during the day and the other is asking a neighbor to roll the empty can back to the house after the pickup. Neighbors, you might want to do it without being asked. Kindness is a good thing, plus if the burglar was robbing that house, at the same time, they might see something in your backyard that they might want. These are both very small, simple suggestions that could prevent a robbery.

As mentioned, the TRPOA, the Pass Christian Police Department and the Security Company are working to make sure Timber Ridge stays safe and gets even better. If you have any questions about making your home safer, please leave a message with the TRPOA office or e mail me at pckayaker22@aol.com and I will gladly contact you as soon as possible. Thank you for your support and lets work together to make Timber Ridge a better place.

Members Not in Good Standing with Past Due Balances as of September 30, 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 by email -poaoffice@timberidgepoa.org or by telephone during office hours

227 BAYWOOD, LLC	FACILLE, AMY RITA	OGLESBY, DONALD A.
560 ROYAL OAK DRIVE LLC,JACKSON, D.	FEATHERLY, LYNN	OHMAN, MARK
590 ROYAL PINE, LLC- KELLY, JERRY	FLETRICH, CARL F.	OWEN, CAROLYN T.
ABRIL, MARIA E.	FREAS, ROBERT S., JR.	PACE, ADAM & ALISON FOX
ADAMS, HILDEGARD	FRIDGE, JOHN & ELLEN	PDEL DEVELOPMENTS, LLC -DELGER
ALMAR RESORT, LLC	GARDNER, GLENN & JENNIFER	PENEGUY, WILLIAM OLIVER
ANDERS, KEYTON B.	GAUDIN, SR., PIERRE F.	PEPPERMAN, SCOTT & JENNIFER
ARCENEVAUX, JERRY	GEDDES, RICHARD & RHONDA	PLEASANT ANCHOR CONDO - NUC
AUBEL, PETER H VAN	HARRELL SR., PERRY J.	POWELL, CARMEN R.
AUSTIN, BOB PERRY	HARRIS, JOHN & ELAINE	PURPURA, JR., ROSARIO & LESLIE
BABER, CHARLES W.	HARWELL, ROBERT & KELLY	REINIKI, JODY R. & AMANDA L.
BAILEY, VAN & YONG	HAVERLAND,ALICIA/FIRIOS, JAMES	RHODES, CHARLENE
BALDERAMOS, CIRILO	HEVRON, JOHN ELLIS & MARY	ROBIN, JAMES
BARRERE ROBERT	HOLLINGSWORTH, DAVID & ROBIN	ROVELO, TONY
BARRETT, JACK M. ESTATE OF	HOLSTON, JAMES & ANTHONY	SALCEDO, EDWARD T.
BERG, ERIC S.	HOOVER, GWEN SEAMON, RAY	SANDO, MARK A. & CATHY
BILY WAGNER PROPERTIES, LLC.	HOOVER, PAUL & GWEN	SCARBOROUGH, GRADY A.
BONCK, HAROLD I.	HOPWOOD, RICHARD & DERRITH WALKER	SCEARCE, R. & SUSAN RULIFFSON
BONNEY, HENRY L., JR.	IVERSON, GREGORY	SCHERER, DEBORAH
BONNEY, WILLIAM H. AND KAREN L.	JACKSON, JOHN & SHARRON	SCHEXNAYDRE, CARL & SARA
BOSS, DAVID	JOHNSON, MINNIE	SCHMIT, JOSHUA AND TIEN TSE NECAISE
BRAGG, ROGER & BARBARA	JOHNSON, RUBY LOUISE ESTATE	SHEARMAN, ROBERT & DONALYN
BRAMLETT, EUGENE & SUZAN	JOHNSTON, MARGARET	SHIELDS, JAMES E
BURAS et al, CHARLES	KERST, DONALD & TERRI	SHIPPEY, PAUL
CABRERA, BARBARA	KIRKPATRICK,JAMES	SIMOS, MARK A.
CAMERON, HERBERT M.	KLAUSE, PATRICK AND JENNIFER	SIMS, BOBBY G.
CAMET, ORAN, JR.	KLYCE, STEPHEN	SLAUGHTER, CATHERINE R.
CARLSON, RICHARD A.	KNAPP/LUCIA, BEVIL & ELLIS	SPANHOFF L.L.C., R.W.
CARMACK, HERBERT & LACY	LADNER, BRADLEY C.	ST. PAUL, WALKER WALLACE
CAVAZOS, TARA E. & GARY	LAHITTE, LENARD J.	STEIN, ANNE K.
CHAMPAGNE, MICHAEL	LAUBMEIER, DENNIS & BRENDA	STEWART, ROBERT C.
CHAVERS, DAVID MAXWELL	LEE, NIYOKIA	STOVALL, JR. CLEMENT & DEBORAH
CHRISTIAN, ALBERT JAMES	LENTZ, STACY	STROUT/RODRIQUE, LAWRENCE/PENNY
CIARLARIELLO, MARK A.	LIBUTTI, CHAD M.	SUDDUTH, BRITT K.
CLIMIE, JOHN C. & ELIZABETH	LOWE, JUDY	SWANSON, ARTHUR & STACY
COAST INVESTMENTS INC - OWEN	LOZES, CLARKE & KAY	SWITZER, CHARLES & TRICIA SWITZER
COBB, III, JAMES A & MONIQUE	LYELL, COULTON	TACONI, CHARLES
COGGIN, FRANCES FERRIS	LYLE, RHONDA T.	TAYLOR, EDWARD & MELBA
COLLINS, JOHN F.	MAHLER, KAYCE R.	TAYLOR, FRANCES R.
COMMANDER, AURORINA C.	MAJORS, NED B.	TAYLOR, MICHAEL & SHERYL
CONKERTON, EDYE & EDITH	MANASCO, CHRISTOPHER	THOMPSON, JAMES
COOK, CAROL G.	MARSHALL, GARY & KIMBERLY	TILLMAN, RICHARD DARREN & LISA
COOK, LAWRENCE H., JR.	MARTIN, CYNTHIA R.	TOMASZEWSKI, ANDREW D.
COSTA, MAXINE D.	MARTIN, PETER & ROXANNE	TRIPP, CLARA J.
COTMAN/LITTLE, TAMMY/MICHELLE	MATHES, DAVID	TROPICAL CUSTOM HOMES- MURRAY J.
COUEY, MARLON & LISA	MATTHEWS, PAUL L.	TRUDEAU, BRYAN A.
DALEY, ROBERT M.	MAY, VIRIA J.	TRUEBA, ROBERT AND VILMA
DALRYMPLE, DAVID & TERRY	McARTHUR, RONALD D.	ULRICH, JOHN & TRACY REXROAD
DAMONTE, LLOYD M.	MICHEL, ROBERT	VARISCO, JR., VINCENT J.
DANE, ANNE HILTON ROY	MILLAUD, EARL M.	VERCHINSKI, EVELYN J.
DANIELSON, BART A.	MOORE, JERMAINE	VERRETT, ALEXANDER
DAWLEY, HAROLD & LINDA	MOORE, LAUREN MICHELLE	WATSON, ESPERANZA
DENARDI, EILEEN	MORTILLARO, THOMAS & JODI	WEAVER, KEITH & JENNIFER BALL
DIMITRI, DR. GEORGE	MOWBRAY, PAULETTE A.	WELLEMAYER, WILLIAM R.
DIPASCAL, AMELIE W.	MS REALTY TAX FINANCE, INC	WHAVERS, JACQUELINE L.
DISHER, GEORGE & PEGGY	MURALI, ARTI S.	WHITE, CARL J.
DOMING, LORRAINE E.	NIOLET, SCOTT & JENNIFER HENDRICK	WILLIAMS, JAMES & CATHERINE
EDRINGTON, BRIAN KIRK	NODURFT, MARK B.	YARRINGTON, FLOYD & IRMA
ELLIS, MARK E.	NORTHROP, A. K.	YOUNG, PAUL