

Timber Ridge POA Newsletter



2013 BOARD OF DIRECTORS

PRESIDENT

Kim LaRosa

VICE PRESIDENT/GOLF CLUB

LIAISON

Brian Kett

TREASURER

Jim Hoskins

SECRETARY

David Goff

SECURITY/POOL

Patrick Klause

MEMBER LIAISON

Sara Montjoy

TREASURE POINT

Sean Anthony

GROUND MAINTENANCE

Rimmer Covington Jr.

ARCHITECTURAL COMMITTEE

Rene St. Paul



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Pass Christian, MS 39571
poaoffice@timberridgepoa.org
www.timberridgepoa.org

POA STAFF
Terie Velardi
Steven Hammons
228-452-7231

SPECIAL EVENTS
Amber Favre
228-342-0041

2013 INCREASE TO THE ANNUAL PROPERTY OWNERS DUES

The current fiscal year end for the TRPOA was March 31st, 2013. The Board, in reviewing the forecasted expenses and capital requirements has determined that an annual dues increase of \$50 per property was the appropriate measures to facilitate infrastructure maintenance and improvements where required. While not all property owners use all of the facilities provided within Timber Ridge, maintaining and upgrading these facilities and other POA owned properties such as our public entrances adds a unique value to our entire community. One of the many responsibilities of the TRPOA Board of Directors is to make the appropriate decisions to ensure that these facilities are maintained and upgraded as required.

April 2008 was the last increase in annual dues. The board continues to work hard to ensure that increases in annual dues are kept to the minimum. This increase represents an average increase of 4% per year for the past five years. The Board realizes that introducing an increase in annual dues, even though there has been no increase in five years, is not popular. However the POA board needs to ensure there are sufficient revenues to maintain the community owned facilities, and continue to provide the appropriate level of services to ensure Timber Ridge remains one of the best communities on the gulf coast.

The increase was approved by the Board of Directors, in strict accordance with our POA covenants; effective April 1, 2013 the Timber Ridge annual assessment is \$250 per year for each property parcel. Where an owner has combined two or more lots into one property parcel for homestead and tax assessment purposes, the resultant property parcel is assessed one annual dues assessment. Unfortunately the 2013 annual billing sent out was not updated to reflect the new annual assessment, and an additional invoice for \$50 was required to correct this, the \$50 is not a retro-active increase but part of the new annual dues of \$250.00 per parcel.

The TRPOA has been aggressively pursuing delinquent accounts, which represent a significant amount of potential revenue for the POA, this activity is a time consuming and costly activity, ultimately resulting in legal action. During the past 18 months, three major debt owners have appealed their cases and only recently has the judge ruled in the POA's favor. As a result of this positive outcome of these recent court wins, the POA will be able to successfully pursue a significant number of additional cases without the added cost of appeals and lawyers.

If the POA can successfully collect a significant amount of the long standing overdue receivables, future annual dues increases could be avoided, and or kept to a minimum.

A review of the upcoming budget and list of required maintenance and capital improvements will be available at the annual meeting.

The board thanks the membership for their continued support.

Sincerely,
Board of Directors

SUNDAY JUNE 9, 2013 ANNUAL MEETING

Golf Cart Legislation Update – New law to come into effect in July 2013

Terrific progress has been made on this initiative. As noted in our January newsletter, on Monday, January 14, 2013 the TRPOA Board voted unanimously to support proposed legislation that would allow private golf carts to be legally driven on public streets within Timber Ridge under a proposed House Bill. The City Council, with the full support of Mayor McDermott voted on Tuesday, January 15, 2013 to unanimously support the proposed legislation.

On February 18th, 2013 Representative Richard Bennett introduce House Bill #1675 for consideration this session. On March 5th, 2013 the House of Representatives voted 217 to 0 to approve the proposed legislation. House Bill #1675 was then sent to the State Senate. On March 20th, 2013 the Senate voted 52 to 0 to approve the proposed legislation and to send it to the Governor for his signature. The Governor has now sign Bill #1675, and it is to be presented to Mayor McDermott and the Board of Aldermen on Tuesday April 16th, 2013.

HOUSE BILL #1675 is “AN ACT TO AUTHORIZE THE GOVERNING AUTHORITIES OF THE CITY OF PASS CHRISTIAN, MISSISSIPPI, TO ALLOW THE OPERATION OF LOW-SPEED VEHICLES AND GOLF CARTS ON CERTAIN PUBLIC ROADS AND STREETS WITHIN THE CITY OF PASS CHRISTIAN; TO REQUIRE INDIVIDUALS OPERATING A LOW-SPEED VEHICLE OR GOLF CART TO HAVE A VALID DRIVER'S LICENSE OR TEMPORARY DRIVER'S PERMIT; TO REQUIRE CERTAIN REGISTRATION OF SUCH LOW-SPEED VEHICLE OR GOLF CART; AND FOR RELATED PURPOSES.”

According to the City, law is targeted to come into effect July 1st, 2013. In preparation for this, a formal program will be established to allow residents to officially register their golf carts and qualifying low speed vehicles. This will allow these vehicles to be legally driven on public roads and streets within contiguous Timber Ridge. As previously noted, the use of golf carts on public streets with Timber Ridge will be limited to daylight hours. Golf carts will not be permitted to cross West North Street or Henderson Avenue. All persons operating such vehicles must have within their possession a valid driver's license. All golf carts within Timber Ridge will be required to register with the City of Pass Christian. Registration will include proof of insurance. Golf cart owners should check with their current insurance provider to ensure they have appropriate insurance coverage to operate their cart on public streets. Licensed golf cart owners with proof of insurance will be issued a registration decal that will then be applied to the golf cart. The registration process and the associated minimum fee has yet to be finalized, however we are looking to have “registration” days during June that will be held at the PCI golf course.

Once this program is in place, any golf cart (or other qualifying low speed vehicle) that is operated on public streets within Timber Ridge will need to obey all traffic rules and all other guidelines that will be set down by the City when the golf cart is registered. It will be illegal for any golf cart to be driven by an under-age person or a person without a valid driver's license. Any golf cart that is not being operated within the guidelines approved by the City will be subject to fines and tickets by the Pass Police. Golf carts that are not properly registered will also be stopped and ticketed.

Timber Ridge will be only the second community in the state of Mississippi to be granted this status, with a portion of Diamondhead being the other state designated golf cart community. The TRPOA board wishes to thank Mayor McDermott, Police Chief Dubuisson, State Representative Bennett and others for supporting this unique initiative for Timber Ridge residents.

In preparation of this law coming into effect, the TRPOA board once again asks our residents to conform to the same set of rules for golf cart use as will be formally in effect starting in July:

- Only persons with a valid driver's license can operate golf carts on our public roads within Timber Ridge.
- Golf cart operators must abide by all traffic rules.
- Do not drive after sunset.
- Have the appropriate liability insurance.
- All golf cart passengers must have their own seat.

The TRPOA office has received many complaints this year about golf carts not being driven in a safe manner, and often being driven by young children with no driver's license. These instances have been reported to the Pass Police. We again encourage all parents and owners of golf carts to please adopt these new standards now, and to ensure your golf cart is properly registered during the registration events that will be set up in May / June.

All property transfers within Timber Ridge are subject to a \$250.00 transfer fee.

SWETMAN SECURITY SERVICE is currently providing an average of 47 hours per week of patrolling our neighborhood. The timing of their hours and their rounds vary according to a preset schedule. During each shift they are able to make 3 to 4 complete rounds throughout the entire neighborhood. Swetman is utilizing an energy efficient electric cart with bright LED lights for maximum visibility while patrolling our streets. So far the majority of the feedback that we have received from our neighbors has been positive.

Beginning in April we will be implementing a new time keeping Proxiguard system which will allow us to monitor the timing and routes of the security vehicle while out on patrol. Security cameras located at the pool area and at Treasure Point, allow us to follow up on any security or safety incidents that may occur in those areas. The POA is looking at installing additional security monitor cameras at other key locations.

The activity in our neighborhood has been very quiet over the past few months and things have thankfully been relatively slow. At the time of this article there have been no major incidents to report since the beginning of the year.

Patrick Klause
Security

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, and other issues associated with abandon properties and etc.

Since Katrina, our property owners have worked hard to get the community back to the position it is now. The covenants committee is working hard to resolve the relatively small number of covenant violations that remain. 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 does regular rotations of the neighborhood and based upon these reviews and information provided to the office, covenant violations letters are sent out.

POSTING OF ELECTORIAL SIGNAGE IN TIMBER RIDGE

Per TRPOA Covenants Section X.

“No sign of any kind shall be permitted to be placed on the property by anyone except the fee owner. The fee owner may display to the public view, on his lot, one sign of not more than three feet square advertising the property for sale or rent. The restriction does not apply to signs used by a builder to advertise the property during construction and sales period.”

With respect to Election Campaign Signs, these signs are permissible within the TRPOA community during election periods. The election period is identified from the final qualifying date or 12 weeks; whichever is the lessor, through Election Day. No Election Campaign Signs or signs of any kind can be placed on properties owned by the TRPOA, such as our community entrances, our swimming pool area, Treasure Point, etc.

All Election Campaign Signs must adhere to Section X of the TRPOA covenants (above) including the following guidelines:

1. One Election Campaign Sign per property per candidate that pertains to the interests of the Timber Ridge community
2. Election Campaign Signs are not to be more than three feet square in size as noted in the covenant.
3. Election Campaign Signs must not be placed on vacant property or undeveloped lots without the prior written permission from the property owner(s).
4. Election Campaign Signs placed on vacant property or undeveloped lots, with the permission of the property owner, must not be placed in the public right of way. Typically the public right of way is approximately the first 12’ of the property facing the street. This allows City crews to perform their grass cutting activities.
5. Election Campaign Signs must be removed within **48 hours** of Election Day.
6. Failure to remove Election Campaign Signs will cause the property owner to be cited for a covenant violation.

Any Election Campaign Signs that are not compliant with this covenant and related guidelines are subject to immediate removal. As a courtesy, Election Campaign Signs removed for non-compliance, will be retained at a TRPOA facility for a period of one week, although the TRPOA assumes no responsibility for the signs.

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 as of May 20, 2013.

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.

BALLOTING FOR NEW TRPOA VOLUNTEER BOARD MEMBERS

The balloting for new board members is accomplished through a mailing to the members of the proposed candidates. A return of the completed ballots to the POA is required no later than 48 hours prior to the Annual meeting on **June 9, 2013** i.e. **(1:00PM Friday June 7, 2013)**; the time line as set out in the By-Laws has been extended and is highlighted in the following excerpt from the TRPOA By-Laws:

"Candidates for office, and Board member vacancies, are proposed by a nominating committee consisting of five members appointed by the Board of Directors at least ninety days prior to the annual meeting. The President shall call a meeting of the nominating committee not less than 10 days after their appointment, at which time the committee shall elect its own chairman. The President shall preside at the first meeting only until the chairman is elected. Vacancies on the nominating committee shall be filled on the majority vote of the Board of Directors. It shall be the duty of the nominating committee to endeavor to secure two candidates for each elected office."

*The membership is to be sent a notification by mail of proposed candidates selected at least **twenty** days before the annual meeting. (May 20) Any ten members in good standing may nominate other candidates and a signed petition must be presented to the nominating committee at least **thirty** days before the annual meeting. (May 10) The membership is to be notified by mail of such additional candidates at least **twenty** days prior to the annual meeting. Before being considered a candidate, a member must be in "good standing". Consent must be secured from a member before he could be considered a candidate. All officers may succeed themselves in office. Election shall be by secret ballot conducted in a manner prescribed by the Board of Directors and presided over by the chairman of the election committee."*

For additional information and ballot nomination forms please visit the TRPOA website at www.timberidgepoa.org

TRPOA VOLUNTEER BOARD AND STAFF POSITIONS

The TRPOA Board of Directors is a volunteer position; there is no remuneration or expenses for those that serve on this board. The TRPOA office staff or contract support staff is a paid position, these individuals report directly to the TRPOA Board, more specifically to the President of the POA.

Although most TRPOA Board members are Timber Ridge residents who also maintain full time jobs, the POA encourages candidates who are either retired or no longer have other full time commitments to run for a board position.

The TRPOA Board is scheduled to meet once a month for approx 1 hour, although these meetings can last upwards of 2 and 3 hours or be rescheduled as required. The TRPOA Board members also spend many hours between meetings, regarding the concerns of the Timber Ridge community.

The Board and the TRPOA office are run like a business; efficient and effective. The POA staff is administrative and service support they do not implement policies or make policy decisions that affect Timber Ridge.

The office staff is in place to provide a liaison between the Board and property owners. They will assist property owners were it is appropriate to do so. Every attempt is made to deal with the property owner's concerns in a timely manner; however Board members cannot be available 24/7.

The most effective means of communication is for TRPOA property owners to put their concerns in writing, either at the office or via email and these will be addressed by the appropriate board member in a timely manner. Unfortunately, the POA office staff has been subjected to abusive behavior from TRPOA property owners on a number of occasions and such behavior will no longer be tolerated

Upcoming Dates and Events

POOL REOPENED

April 15th, 2013

TRPOA ANNUAL MEETING

Sunday June 9, 2013
1:00 P.M. in the PCI Golf Club banquet room

TELEPHONE 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
1-800-532-1502



PLEASE RECYCLE THIS NEWSLETTER

To receive the newsletter and information from the TRPOA please send us your email address today.

Newsletters are available on the TRPOA website or outside the TRPOA office located in the PCI Clubhouse.

Copies can be mailed at special request.

To view the most current POA information please visit the TRPOA website at www.timberidgepoa.org

PAST DUE MEMBERS LISTING

As discussed at the annual meeting, the names of members not in good standing (MNIGS) are published in this newsletter. These MNIGS are members who have not paid their annual dues or other fees within terms and their facility access cards are now cut off. The names will be published in the quarterly newsletters and outside the TRPOA office until the accounts are brought current.

These MNIGS will also be pursued through the Justice Court system where additional fees and judgments will be assessed. Due to timing of payments, a member may still be included on the list after their account is caught up. Every effort will be made to remove the member as soon as possible.

Members Not in Good Standing with Past Due Balances as of March 31, 2013

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@timberidgepoa.org](mailto:poaoffice@timberidgepoa.org) or by telephone during office hours.

590 ROYAL PINE, LLC- KELLY, JERRY	DAMONTE, LLOYD M.	LENNARD, DAVID & CONNIE	SCARBOROUGH, GRADY A.
ABRIL, MARIA E.	DANIELSON, BART A.	LENTZ, STACY	SCEARCE, R. & SUSAN RULIFFSON
ADAMS, HILDEARD	DAWLEY, HAROLD & LINDA	LYELL, COULTON	SCHEXNAYDRE, CARL & SARA
ANDERS, KEYTON B.	DAWLEY, MICHAEL D.	LYLE, RHONDA T.	SCOTT IV, NAUMAN S.
AUBEL, PETER H VAN	DIPASCAL, AMELIE W.	MAHLER, KAYCE R.	SHIPPEY, PAUL
AUCHMUTY, Foreclosure	DISHER, GEORGE & PEGGY	MAJORS, NED B.	SIMS, BOBBY G.
AUSTIN C/O CORLIS AUSTIN	DOMING, LORRAINE E.	MARSHALL, GARY & KIMBERLY	SKINNER, NATALIE F.
BAGUR, JACQUES	DUFRENE, JOHN A. AND LISA	MARTIN, BRUCE K. & KATHY	SPANHOFF L.L.C., R.W.
BALDERAMOS, CIRILO	ELLIS, MARK E.	MARTIN, CYNTHIA R.	ST. PAUL, WALKER WALLACE
BARNETT, ROBERT A.	FANDAL, MICHAEL PAUL	MARTIN, PETER & ROXANNE	STANDFUSS, BRUCE & CHANTEL
BARRETT, JACK M. ESTATE	FREAS, ROBERT S., JR.	MATHES, DAVID	STEWART, ROBERT C.
BARTMAN, CHRIS & MARCY	FRIDGE, JOHN & ELLEN	MAY, VIRIA J.	STOVALL, JR. CLEMENT & DEBORAH
BILY WAGNER PROP, LLC.	GAGLIARDI, ROBERT P. & SARA	MICHEL, ROBERT	STROUT/RODRIQUE, LAWRENCE/PENNY
BONCK, HAROLD I.	GEDDES, RICHARD & RHONDA	MOORE, JERMAINE	SUDDUTH, BRITT K.
BONNEY, HENRY L., JR.	GIL, EDWARD L., JR.	MOORE, LAUREN MICHELLE	SWANSON, ARTHUR & STACY
BOSS, DAVID W.	GILBERT, ELIZABETH	MORTILLARO, THOMAS & JODI T.	SWITZER, CHARLES & TRICIA B.
BRAGG, ROGER & BARBARA	GUPTA-LUU-PATEL	MS REALTY TAX FINANCE, INC	SZCZECHOWSKI, CARL
BRAMLETT, EUGENE & SUZAN	HARBOUR, WAYNE C. AND LISA	MURALI, ARTI S.	TACONI, CHARLES
BRENNAN, OWEN AND MEGAN	HARRELL SR., PERRY J.	NIOLET, S- JENNIFER HENDRICK	TAYLOR, EDWARD & MELBA
BURAS et al, CHARLES	HEMPHILL, CHRISTINE R. HOLLINGSWORTH, DAVID & ROBIN	NORTHROP, A. K.	TAYLOR, MICHAEL E. & SHERYL F.
CARLSON, RICHARD A.	HOOVER, PAUL & GWEN	OBERLIES, GERALD E., JR.	THOMPSON, JAMES
CAROUSEL, ROBERT & LAURA	JENKINS, RYAN & RHONDA J.	OHMAN, MARK	TILLMAN, SR. EDWARD & LISA
CAVAZOS, TARA E. & GARY	JOHNSON, MINNIE	OREL, VALENTINE & ERICA	TOMASZEWSKI, ANDREW D.
CHAVERS, DAVID MAXWELL	JOHNSON, RUBY LOUISE JUSTICE, JACQUELINE & BENTZ, SHELLEY	OWEN, CAROLYN T. PEPPERMAN, SCOTT & JENNIFER	TOOMER, THOMAS TYRONE
CHRISTIAN, ALBERT JAMES	KEEL, MICAH & JENNIFER KELLER, LAURA. & GREENE, LUCY	PERKINSON, REMUS O. & ELSA	TRIPP, CLARA J.
CIARLARIELLO *, MARK A.	KERST, DONALD & TERRI	PLANETTA CUSTOM HOMES	TRUDEAU, BRYAN A.
CLIMIE, JOHN C. & ELIZABETH	KESSEN, ET AL, CORY	PLANETTA, JR., VICTOR M. PURPURA, JR., ROSARIO AND LESLIE	ULRICH, JOHN, & TRACY/ REXROAD,
COAST INVESTMENTS INC -	KIRKPATRICK, JAMES R.	RANDLE, JOHN EDWARD & MICHELE	VERRETT, ALEXANDER
COBB, JAMES & MONIQUE	LAHITTE, LENARD J.	REINIKE, JODY R. & AMANDA L.	WAGNER, RICHARD MARK
COLLINS, JOHN F.	LAYNE, DOROTHY DARLENE	RITTER, JOHN D.	WARD, MATTHEW
COOK, CAROL G.	LEBOUEF, RALPH	SALCEDO, EDWARD T.	WATSON, ESPERANZA
COOK, LAWRENCE H., JR.	LEE, NIYOKIA	SALYERS, ROGER	WEAVER, KEITH A. & JENNIFER BALL
COOK, PAUL & LORI		SANDO, MARK A. & CATHY	WHITE, CARL J.
COONEY, BRIAN J. & LYNNE			YARRINGTON, FLOYD & IRMA C.
DALRYMPLE, DAVID & TERRY			YOUNG, PAUL T.