

# Timber Ridge POA Newsletter



**2011 Board of Directors**

**President**

Edward Denechaud

**Vice President**

Brian Kett

**Treasurer**

Kim LaRosa

**Secretary**

Don Hardenstein

**Gov. Liaison**

Ken McLaughlin

**Security**

Patrick Klause

**Compliance**

Patrick Burns

**Collections**

Gretchen Caplinger

**Grounds and Maintenance**

Warren Poarch

## ANNUAL MEETING SUNDAY JUNE 12 -2011

Annual Meeting for all Timber Ridge POA Members

Sunday June 12, 2011 @ 1:00 PM.

**Location the Pass Christian Isles Golf Club House – 150 Country Club Drive.**

Agenda will include reports by all Board Members

Since the balloting for new board members is now being 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 12, 2011 ie (1:00PM June 10, 2011); the time line as set out in the By-Laws has been extended and is highlighted in the following excerpt from the 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. 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. 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."*

### SECURITY IN TIMBER RIDGE

There have been recent incidents where cars have been vandalized. The Pass Police have informed us that all of the vehicles involved were left unlocked.

Do not open your house doors to anyone you do not recognize.

Call and report any suspicious behavior to the Police 452-3300 and/or Tommy Piernas 222-1031.

#### IMMEDIATE SECURITY ALERTS

Email security alerts will be sent out to all those residents that have submitted a current EMAIL ADDRESS to the Timber Ridge Office. Send yours today!

poaoffice@timberridgepoa.org

16<sup>th</sup> Annual  
Golf Cart Parade



### Message from the President

#### TREASURE POINT

The old bulkhead on the bay side of Treasure Point was removed and replaced, the boat launch was completely redone and benches and picnic tables were constructed and set out for members use.

#### SWIMMING POOL

Contracts for re-plastering the pool, putting in a salt water system, changing all existing piping, skimmers, installing new motors and filtering systems were entered in this week and work is scheduled to be completed in time for our May opening.

#### SECURITY GATES

The security gates at Treasure Point and the Swimming Pool will be synchronized to operate by the use of one key card.

All new key cards will be issued at that time. Only members who are current in payment of their annual dues and are not currently in violation of covenants will be reissued cards.

Cards will be available through the office.

#### TIMBER RIDGE OFFICE

The TRPOA office has been reorganized and the new system will include computerized documentation of all properties within Timber Ridge, including a photo catalog of every home.

The new efficiencies will allow the Board and Covenants committee to address covenant violations in a timelier manner.

#### COVENANT VIOLATIONS

In November six Board and Covenant members jointly toured Timber Ridge and listed over 70 covenant violations for action.

Letters will be sent to all members who are in violation of the covenants. Please be a good neighbor and adhere to the covenants that were adopted for our neighborhood.

### TREASURER'S REPORT

I am happy to report that the financial well-being of the Timber Ridge Property Owner's Association continues to improve. The collection process discussed throughout the past year continues to move forward. I would like to say thank you to all of our residents who pay their dues timely. The POA has been able to start addressing much needed repairs in the neighborhood – if you have not seen all of the work done at Treasure Point take a few minutes to go out there and see the area. The swimming pool area, signage and the gate at Treasure Point are the next large items the Board will be addressing. –Kim LaRosa

### COVENANTS COMPLIANCE & COLLECTIONS

**TIMBER RIDGE IS AN ARCHITECTURALLY CONTROLLED SUBDIVISION CALL THE OFFICE FOR GUIDELINES ON ALL NEW BUILDING PROJECTS**

*A copy of the covenants can be found on the Timber Ridge website or obtained through the office.*

Timber Ridge is a Restrictive Covenant Community since 1975. The advantages of this are that property owners can feel confident that the community standards will remain high along with property values. To maintain this, the Property Association works diligently to make sure that the covenants are enforced.

For those in the community who are either unaware or who choose to ignore the guidelines set out in the covenants, please note that we are documenting all violation's and will be contacting any and all property owners who do not comply. We have had excellent cooperation with the legal system enforcing our covenants

-Patrick Burns

The Collections group has been working hard to collect back monies owed to the POA both through efforts in the Justice Court, County Court systems and our internal efforts in the office. I am pleased to report on behalf of the Board that as compared to the number of cases filed from 4/1/2009- 3/31/10 which totaled 91, there have only been 23 from 4/1/2010-3/31/3011. The amount outstanding judgments as of 3/31/2011 are \$30,837. There are a few open cases in both Justice Court and County Court all of which are proceeding nicely. The Board is dedicated to continue to work on collections going forward, which will allow the repairs/improvements in the subdivision to move forward. Gretchen Caplinger

## GOLF CARTS

### And the Law

The TRPOA is closely watching the progress being initiated by the Diamondhead POA with respect to legislative changes that may allow residents, within certain communities to legally operate “golf carts” within their residential boundaries on both private and public roadways.

As I am sure you are aware, TRPOA does not own any of our roadways, and we are not a “Gated” community. As such our situation is in many respects significantly different, however Timber Ridge has long been recognized as a golfing and boating based community. As the situation progresses with respect to Diamondhead, we will continue to monitor to determine if the changes may impact our own situation here in Timber Ridge.

As of today, the TRPOA has no ability to authorize the use of any non DMV registered street legal cart on our public streets. Residents do have the option to purchase a golf cart that does indeed meet DMV standards, have it registered and tagged, and indeed use it on our public roadways. These carts typically represent a significantly higher investment.

However, it has been a well-established practice for residents within Timber Ridge to use their own golf carts on roadways within our community, primarily to travel to and from the PCI golf course as well as some of our other TRPOA facilities (Treasure Point and the community pool). In doing so, there has also been a standard of common sense that has prevailed for residents using their golf carts, that ensures an appropriate level of care and safety is in place.

These common sense standards include:

- Only persons with a current valid driver's license should operate a Golf cart on Timber Ridge roadways.
- **Children and teens without a valid driver's license should NEVER operate a Golf cart.**
- Golf carts are operated with the same caution as a car.
- All Golf cart operators should abide by all traffic regulations applicable to vehicular traffic.
- All passengers should have a seat and remain seated while cart is in motion.
- Golf carts should pull over to the side of the road when motor vehicles are passing in either direction.
- Golf carts should use caution when approaching pedestrians from any direction.
- Golf carts should never be driven after nightfall on any public road in our community.



No ATV's are to be operated on our roadways, unless they are DMV registered for use on public roads and being operated by a licensed operator.

Unfortunately, the Pass Christian police have witnessed an increasing number of Timber Ridge residents that are no longer abiding by these common sense standards, and they have started to actively ticket our cart owners for various violations. According to the police, the worst offenses include; residents allowing their young children and non-licensed teens to drive their golf carts, residents that elect to drive their golf carts after night fall (no matter if they have lights or no lights on their cart), and residents that are simply not following traffic regulations. Utilizing golf carts on our roadways in Timber Ridge as transportation to and from the golf course is clearly a privilege currently enjoyed by a large number of our community members.

The Pass Christian police will continue to crack down on residents that are violating common sense standards. Continued abuse could further put at risk this privilege for all of us. The police have asked us to assist in reporting those individuals that disregard these standards, and put themselves, their children and other residents at risk. Residents can contact the Pass Christian Police Department at their non-emergency number; 228- 452-3300 to report golf cart incidents that are deemed a serious safety or security concern.

As noted, the TRPOA currently has no jurisdiction in this matter; however, we really do encourage all residents of our community to act responsibly so that a privilege enjoyed by many of our residents is not lost due to the actions of a small minority.

- Brian Kett – Vice President and Golf Course Liaison

## GROUNDS AND MAINTENANCE

-Warren Poarch

Timber Ridge is currently reviewing bid proposals for the Grounds & Maintenance work within the Timber Ridge Subdivision. The City of Pass Christian has made changes to how they maintain right of way property within Timber Ridge for 2011, which will lower TRPOA cost to maintain these areas.

**Timber Ridge POA**  
 150 Country Club Drive  
 Pass Christian, MS  
 39571  
 228-452-7231  
[poaoffice@timberridgepoa.org](mailto:poaoffice@timberridgepoa.org)  
[www.timberridgepoa.org](http://www.timberridgepoa.org)

**FROM THE OFFICE:** January 1, 2011 we have had a change of staff in the Timber Ridge Office.

Candy Hotard has moved on to pursue other interests. Catherine Kett has taken over in the interim with Jeri Howard to maintain the office support functions for the Board of Directors and members of Timber Ridge. A replacement Office Administrator will be hired in the near future.

Changes for 2011 will be evident in the billing system which will move from a Lot basis to a Personal Property Identification Number; (PPIN) This method will identify property owners and their properties more accurately. The Timber Ridge Covenants require billing on a per lot basis unless the property has been officially combined for tax purposes, supporting documentation must be sent to the office, for adjustments to annual dues for combined lots.



**ANIMAL CONTROL**

Many residents have voiced their concerns over the dogs that are allowed to roam off leash in Timber Ridge, making it very difficult and dangerous to ride a bike, run or walk.  
**PLEASE NOTE: PASS CHRISTIAN DOES HAVE AN ANIMAL CONTROL BY-LAW**

**To report roaming dogs to the Pass Christian Police call 452-3300.**



Be considerate to everyone and pick up after your pets

**LIFEGUARDS –**

The Timber ridge POA is currently accepting resumes for lifeguard positions for the upcoming swim season. All applicants must have current Red Cross and CPR certification and must be able to pass a swim/rescue exercise.

Please provide references applicable to prior experience and /or training.

Resumes will be accepted until April 15, 2011. Compensation will be dependent upon experience. Submit resume via email to

[poaoffice@timberridgepoa.org](mailto:poaoffice@timberridgepoa.org)



**CITY OF PASS CHRISTIAN, MS**

[www.ci.pass-christian.ms.us](http://www.ci.pass-christian.ms.us)

**General Inquiries**

City Clerk – 228-452-3310

**Building Code Office**

228-452-3316 or 228-452-3324

**Roads and Streets**

Public Works Department

228-452-3308

[publicworks@ci.pass-christian.ms.us](mailto:publicworks@ci.pass-christian.ms.us)

**MISSISSIPPI POWER – 1-800-532-1502**