



Timber Ridge

Property Owner's Association Newsletter – February 2015



2014-2015 BOARD OF DIRECTORS

PRESIDENT

Kim LaRosa

VICE PRESIDENT/COVENANTS

David Goff

TREASURER/PCI LIAISON

Brian KettTBD

SECRETARY/MEMBER LIAISON

Joey Niolet

SECURITY

Kim Reinike

TREASURE POINT

Charles Reymond

POOL/LANDSCAPING

Jim Hoskins

CITY LIAISON

Gene Rogers

CAPITAL IMPROVEMENTS

ELECTIONS

Cary Trapani

ARCHITECTURAL COMMITTEE

Edward Denechaud

Ken McLaughlin



TIMBER RIDGE POA

150 Country Club Drive

P.O. Box 762

Pass Christian, MS 39571

poaoffice@timberridgepoa.org

www.timberridgepoa.org

POA STAFF

Steven Hammons

Terie Velardi

Trish Wright

228-452-7231

POA SECURITY

228-374-4528

President's Note:

Spring is right around the corner! The POA staff and volunteer board are busy working on repairs, maintenance and amenities so the neighborhood is ready for upcoming spring and summer months.

There will be some repair work starting on the bulkheads at Treasure Point. Please be careful and use caution around these areas. As traffic begins to pick up at Treasure Point, be careful not to park on the grassy areas or next to the bulkhead.

The board is continuing to work with the City on a more permanent and cheaper bathhouse solution for Treasure Point. Don't forget to make a reservation for use of the pavilion at Treasure Point through the office.

I know those of you in TR North are anxious to get your new signage in place. Be assured the staff and board are just as anxious! In order to place the new sign, permission must be granted from the owner of the property and as soon as this is obtained, the work will begin.

There is a group of dedicated property owners working with Harrison County officials looking into dredging some of the opening of canals into the Bay. The staff and board appreciate this committee for all of their hard work and will update the membership as this continues to progress.

Collections continue to be brisk, as do sales in TR. Early in 2015 significant progress has been made on some large, old court cases, so the efforts of the staff are certainly paying off. It is unfortunate that the staff's valuable time has to be spent on collections. The number of letters being sent for covenant violations is getting shorter. Thanks to all involved for your efforts to ensure our neighborhood looks nice for the owners and those potential owners.

The paving of the streets is complete and I think we can all agree it looks great! The stripping of the roads is not yet complete and a very dangerous intersection has come to the attention of the staff and board. When exiting off Royal onto Henderson Avenue several witnesses have seen drivers far to the left of the entrance instead of to the right. The board is in discussion with the City to place a sign with an arrow pointing to the right. Please be aware and talk to all drivers in your home about this situation so we can try to avoid a collision.

*The board has reviewed the By Laws and Covenants Committee's recommendations and suggestions. The process of responding to all recommendations is underway as is a new ballot. The new ballot will be sent out along with the board ballots. **** This year if you have an email address on file with the office, you will receive your ballots by email. If you do not have an email address on file with the office, and would like to add one, please call the staff (228) 452-7231. This will save the POA hundreds of dollars in postage.** If you have any questions regarding the new ballot, proposed changes, additions, etc., PLEASE contact a sitting board member with your questions. The board members are the only folks who know what has been discussed in determining the proposed changes. Let's try to avoid another misunderstanding based on misinformation as what occurred during last year's annual meeting.*

Fall Family Day – Thank you to Amber Favre for hosting this event. A good time was had by all that attended. It is very gracious of Amber to volunteer her time and talents for this and the many other social events she has done in the past.

PCI – Please support the many events held by PCI. The POA staff will be sending email reminders to those who have an email address on file with the office.

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

Sincerely,

Kim LaRosa

President

Treasure Point by: Charles Reymond IV

Within the last year you have witnessed some major improvements at Treasure Point. In addition to the new pavilion, fish cleaning station and playground. Additional parking to the south side has provided greater utility while new palm trees have enhanced the beauty of Treasure Point. Repairs to the boat ramp were done, filling in large holes along with replacing 80' of bulkhead west of the boat ramp & pier. Bulkhead repairs continue to be a priority and will be addressed as our budget permits.

We ask everyone not to park within 15 feet of the bulkhead. Parking close to the water's edge places unwanted additional pressure on the bulkhead causing it to potentially fail. This year an additional 233 feet of bulkhead will be replaced at the west end along the mouth of bayou Milani.

The Board is making headway in finding a permanent solution to resolving the restroom needs at Treasure Point. The acquisition of a facility similar to one at the swimming pool is underway. We hope to have the new facility in place by Memorial Day.

Members wishing to use the pavilion for an outing or small party can reserve the pavilion on a first come first serve basis. **Rules and restrictions apply.** Please visit the POA website; under *Amenities* @ www.timberidgepoa.org; for a copy of the reservation form.

**UPCOMING DATES & EVENTS:****Timber Ridge Pool Opens**

May 1, 2015

TRPOA- ANNUAL DUES

April 1, 2015

TRPOA ANNUAL MEETING

June 14, 2015

1PM – PCI Golf Club House

Board of Directors Monthly Meetings5:30 pm - 2nd Monday

Inside PCI Golf Clubhouse

Open to all members wishing to sit & listen. Members in Good Standing wishing to address the Board must make their request, identifying their topic of interest in writing - 7 days prior to the meeting.

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

TRPOA - BOARD OF DIRECTORS ANNUAL ELECTIONS**By Cary Trapani**

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 14, 2015** i.e. (1:00PM **June 12, 2015**). **

This year if you have an email address on file with the office you will receive your ballots by email. If you don't have an email address on file with the office and would like to add one please call the staff (228) 452-7231. This will save the POA hundreds of dollars in postage.

*"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 **thirty** 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 **twenty** days before the annual meeting. The membership is to be notified by mail** of such additional candidates at least **seven** 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."*

Any member in good standing interested in serving on the POA Board of Directors can contact the nominating committee via the POA office by e-mail – poaoffice@timberidgepoa.org. Members in good standing may also nominate other members in good standing, who are willing to serve, to be placed on the ballot. Petitions for nominating a member to serve on the TRPOA Board of Directors can be found on the TRPOA website at www.timberidgepoa.org; under Board of Directors; "Petition to Run for TRPOA Board of Directors"

Financial Update: by Brian Kett

Over the past two years, the POA has been focusing our efforts on the infrastructure within Timber Ridge. Many of our primary facilities have not been fully upgraded for many years, and indeed in some instances we had assets that were well past the point of repair.

This past year we have primarily focused on replacing the two main deteriorating entrances, which included the entrance signs themselves, plus the associated electrical, irrigation, and landscaping. At the main Henderson street entrance, we protected this investment with much needed curbing. In addition, we now have invested in a proper playground at the pool area, and at Treasure Point a playground, a fish cleaning station, and event pavilion. We are still waiting for approvals to complete the last entrance sign for "Henderson North", and once those approvals are received, that investment will be done as well. However the need for ongoing investments does not stop there.

Several other key areas are also in dire need of investment and capital improvement. Those areas include; proper washroom facilities at Treasure Point as well as significant bulkhead replacements and improvements / major repairs to the Tennis courts and associated fencing. We have enough money remaining to fund approximately 20% of the bulkhead replacement work that is necessary to protect Treasure Point from serious erosion. Work will start on the first 233 linear feet of bulkhead replacement almost immediately, however this leaves us with 80% of the work still outstanding. The appropriate board directors have reviewed this project, and have discussed this work with three legitimate contractors. Unfortunately, in recent years we had only had enough funds to repair small portions of the bulkhead, but now we need to replace a significant amount of the deteriorating bulkhead.

We are still reviewing all aspects of these projects, and we are trying to plan this work over a 24 month to 36 month period. In order to avoid the need for a special onetime member assessment, we are trying to spread the cost out. If we can do that and thus avoid a special assessment, we "may" need to move forward with an 8% to 10% annual dues increase this year, which will allow the POA to collect enough dues to pay for these investments over the planned period. The cost and timing estimates are still being worked out, and under any scenario, we may also need to delay some other planned expenditures such as; improvements to the tennis courts for a period of time.

Security by Kim Reinike

Since the last newsletter there have been some issues dealing with security at Timber Ridge. There was a vehicular crime committed with an automobile being stolen. Good news is that because of the teamwork between the TRPOA staff and the Pass Christian Police Department, the alleged criminal was captured and is awaiting trial.

Thanks to the Timber Ridge security cameras and the ability to pull pictures and provide to the Police Investigator, it enabled them to send the pictures electronically to law enforcement agencies across the region quickly. The pictures provided enabled another law enforcement agency to identify the stolen vehicle and quickly make an arrest.

A big "Thank You" to the Timber Ridge Property Owners Association Staff, Terie Velardi, Trish Wright and Stephen Hammons for working with the Police Department in a professional manner, providing the pictures needed to assist in the arrest in this case. Stephen has become very efficient in the use of the new technology and the data that is being provided is helping us gather facts for investigating security issues in Timber Ridge. Thank you again.

Another issue we are receiving multiple complaints on is dogs running loose and showing aggression to joggers and people walking their dogs. ***The City of Pass Christian does have an Ordinance under Ord. No. 558, 4(a), 9-23-1997, Sec. 10-34, which states it is unlawful for any dog or cat to run free.*** Animals are to be on a leash, harness or be in a safe, fenced area at the owner's residence. Allowing a dog to run in the street and attack Timber Ridge residents is breaking this ordinance and the owner is held responsible. The Pass Christian Police has the authority to apprehend any dog or cat in violation and impound the animal. For the safety of the residents, the Timber Ridge POA does support the City Ordinance. Not only do we not want anyone being attacked by a loose running dog but we also do not want any of the pet owners to have their pet seized by the Police. We are asking for the pet owners to please be responsible. The complaints that came in are being investigated and followed up on.

Thank you,
Kim Reinike

Annual Meeting Sunday - June 14, 2015 @ 1:00 PM.

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

COMBINED PROPERTIES / LOTS

Effective April 2008, Timber Ridge POA made allowances for property owners who combine adjacent lots, into one property parcel, to have their annual dues adjusted to a per parcel basis.

Please note; there are specific guidelines to have your property recognized for annual dues reduction. The property must also be recognized by the county for property tax purposes to be deemed as one parcel. All paperwork to support the completion of this process must be submitted to the office with the new property parcel number clearly identifiable.

Steps needed to legally combine properties in Timber Ridge:

1. Property owners must first apply to the City of Pass Christian for a "Certificate of Re-Subdivision".
2. Once approved by the City the property owner must submit the "Certificate of Re-Subdivision" to the Harrison County Tax Assessor's office and request a "**Land Roll Change Request Form**". This form will have the Tax Assessor seal and identifies the lots, by parcel numbers, that are being combined and the "Parcel # to Keep".
3. Once the POA has this documentation on file we can combine the properties in to one account for dues assessment purposes.

If your tax bill does not reflect a single parcel number with the combined lots in questions you may have additional steps to complete before the POA can make adjustments to your account.

LIFEGUARDS**Employment Opportunities**

The Timber Ridge POA is currently accepting applications 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 25, 2012. Compensation will be dependent upon experience. Submit resume via email to:

poaoffice@timberridgepoa.org

Mulligan's Grill

Inside the Pass Christian Isles Golf Club House
150 Country Club Drive
228-452-4851



Friday – 10am – 8pm
Saturday & Sundays
10 am – 4pm
Wednesday Buffet
5pm – 8 pm



Italian Open Friday Night Special – Every Friday thru April

Weekly Buffet @ Mulligan's - \$9.95

Every Wednesday 5pm-8pm

Eat in or Take Out

Fried Chicken * Mashed Potatoes * Gravy
* Vegetable * Soup * Salad * Desert

Call 228-452-4851 or visit www.pci-golf.com

Architectural Review:

Timber Ridge is growing with new homes and improvements to existing properties. If you have an improvement you would like the architectural committee to review, send your request to the TRPOA office. All requests must be in writing; digital drawings are accepted.

ARCHITECTURAL REQUIREMENTS

Per the Timber Ridge covenants and the Architectural Committee, the following items MUST be submitted for approval prior to construction. The committee has 45 days to address plans.

The perimeter outline of the lot to scale - Site Plan

The perimeter outline with measurements and height of all proposed improvements.

*The distance from all proposed improvements to all lot lines – setbacks**

Floor plans showing the dimensions of the finished floor area.

Elevation drawings showing exterior materials, colors, roof design and slope, shutters, awnings, porches and other attachments.

***Please Note:** Timber Ridge setbacks are different than those of the City.
Variances to setbacks are considered upon request.

A complete set of architectural requirements can be found in the TRPOA covenants and can be found on the TRPOA website or obtained through the office. www.timberridgepoa.org

We would like to thank all the residents that keep the office updated with their current information. Our e-mail list allows us to communicate information to these residents immediately and without postal and paper costs. We will be sending the upcoming ballots for the 2015-16 Board of Directors and, the proposed amendments to the covenants and by-laws via e-mail. Members wishing to receive hard copies of newsletters and other POA communication must confirm their request. Please contact the POA office via e-mail @ poaoffice@timberridgepoa.org, or call 228-452-7231. *Thank You!*

Going Green



Saves
Resources

Members Not in Good Standing with Past Due Balances as of February 24, 2015

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

227 BAYWOOD, LLC
590 ROYAL PINE, LLC- KELLY, JERRY
ADAMS, HILDEGARD
ALMAR RESORT, LLC
ARCENEUX, JERRY
AUBEL, PETER H VAN
AUSTIN, BOB PERRY
BABER, CHARLES W.
BAILEY, VAN & YONG
BALDERAMOS, CIRILO
BARRETT, JACK M. EST.
BERG, ERIC S.
BILY WAGNER PROPERTIES, LLC.
BONCK, HAROLD I.
BONNEY, HENRY JR.
BONNEY, WILLIAM & KAREN
BOSS, DAVID
BRAGG, ROGER & BARBARA
BRAMLETT, EUGENE & SUZAN
BURAS et al, CHARLES
CABRERA, BARBARA
CARLSON, RICHARD A.
CARMACK, HERBERT & LACY
CAVAZOS, TARA & GARY
CHAMPAGNE, MICHAEL
CHIVERS, DAVID MAXWELL
CHRISTIAN, ALBERT JAMES
CIARLARIELLO, MARK
CLEARY, WILLIAM G
CLIMIE, JOHN C. & ELIZABETH
COAST INVESTMENTS INC - OWEN
COBB, III, JAMES A & MONIQUE
COLLINS, JOHN F.
COMMANDER, AURORINA C.
CONKERTON, EDYE & EDITH
COOK, CAROL G.
COOK, LAWRENCE H., JR.
DALEY, ROBERT M.
DALRYMPLE, DAVID & TERRY
DAMONTE, LLOYD M.
DANE, ANNE HILTON ROY
DANIELSON, BART A.
DAWLEY, HAROLD & LINDA
DENARDI, EILEEN
DIMITRI, DR. GEORGE
DIPASCAL, AMELIE W.
DISHER, GEORGE & PEGGY
DOMING, LORRAINE E.
ELLIS, MARK E.
ERVIN, ROGER & BARBARA
FACILLE, AMY RITA

FEATHERLY, LYNN
FLETRICH, CARL F.
FREAS, ROBERT JR.
FRIDGE, JOHN & ELLEN
GAUDIN, PIERRE, JR.
GAUDIN, PIERRE, SR.
GEDDES, RICHARD & RHONDA
HARRELL SR., PERRY
HARRIS, JOHN & ELAINE
HAVERLAND, ALICIA/FIRIOS, JAMES
HOLLINGSWORTH, DAVID & ROBIN
HOLSTON, JAMES & ANTHONY
HOOVER, GWEN/SEAMON, RAY
HOOVER, PAUL & GWEN
HOPWOOD, RICHARD & DERRITH WALKER
JACKSON, JOHN & SHARRON
JOHNSON, MINNIE
JOHNSON, RUBY LOUISE EST.
JOHNSTON, MARGARET
KERST, DONALD & TERRI
KLAUSE, PATRICK AND JENNIFER
KLYCE, STEPHEN
LADNER, BRADLEY C.
LAHITTE, LENARD J.
LAUBMEIER, DENNIS & BRENDA
LEE, NIYOKIA
LENTZ, STACY
LIBUTTI, CHAD M.
LYELL, COULTON
LYLE, RHONDA T.
MAHLER, KAYCE R.
MAJORS, NED B.
MANASCO, CHRISTOPHER
MARSHALL, GARY & KIMBERLY
MARTIN, CYNTHIA
MARTIN, PETER & ROXANNE
MATHES, DAVID
MATTHEWS, PAUL L.
MAY, VIRIA J.
McARTHUR, RONALD D.
MOORE, JERMAINE
MOORE, LAUREN MICHELLE
MORGAN, LYNN S. & DIGGES
MORTILLARO, THOMAS & JODI
MS REALTY TAX FINANCE, INC
MURALI, ARTI S.
NIOLET, SCOTT & JENNIFER HENDRICK
NODURFT, MARK B.
NORTHROP, A. K.
OGLESBY, DONALD A.
OHMAN, MARK

OWEN, CAROLYN T.
PACE, ADAM & ALISON FOX
PDEL DEVELOPMENTS, LLC-DELGER, PETER
PENEGUY, WILLIAM OLIVER
PEPPERMAN, SCOTT & JENNIFER
POWELL, CARMEN R.
PURPURA, JR., ROSARIO AND LESLIE
REINIKE, JODY & AMANDA
RHODES, CHARLENE
RILEY, KEVIN & KIMBERLY
ROBINSON, SAMUEL
ROVELO, TONY
SALCEDO, EDWARD T.
SANDO, MARK & CATHY
SCARBOROUGH, GRADY A.
SCEARCE, R. & SUSAN RULIFFSON
SCHEXNAYDRE, CARL & SARA
SCHMIT, JOSHUA & TIEN TSE NECAISE
SHEARMAN, ROBERT & DONALYN
SHIELDS, JAMES E
SHIPPEY, PAUL
SIMS, BOBBY G.
SLAUGHTER, CATHERINE R.
SPANHOFF L.L.C., R.W.
ST. PAUL, WALKER WALLACE
STEIN, ANNE K.
STEWART, ROBERT C.
STOVALL, JR. CLEMENT & DEBORAH
SUDDUTH, BRITT K.
SWITZER, CHARLES & TRICIA
TACONI, CHARLES
TAYLOR, EDWARD & MELBA
TAYLOR, FRANCES R.
TAYLOR, MICHAEL E. & SHERYL F.
THOMPSON, JAMES
TILLMAN, RICHARD DARREN & LISA
TRIPP, CLARA J.
TROPICAL CUSTOM HOMES-MURRAY, JAMES
TRUDEAU, BRYAN A.
ULRICH, JOHN, JR. & TRACY & REXROAD
VARISCO, JR., VINCENT J.
VERCHINSKI, EVELYN J.
VERRETT, ALEXANDER
WATSON, ESPERANZA
WEAVER, KEITH & JENNIFER BALL
WHAVERS, JACQUELINE L.
WHITE, CARL J.
YARRINGTON, FLOYD & IRMA C.
YOUNG, PAUL
ZANIBONI, CARL E.
ZANIBONI, CARL E.