



Timber Ridge

Property Owner's Association Newsletter - January 2016



2015-2016 BOARD OF DIRECTORS

PRESIDENT / CITY LIAISON

Joey Niolet

VICE PRESIDENT

Kimberly LaRosa

TREASURER/POOL/ LANDSCAPING

Ronnie Sedlak

SECRETARY/PCI LIAISON

Cary Trapani

ARCHITECTURAL

Ken McLaughlin

COVENANTS/ELECTIONS

Cathy Eagan

SECURITY

Kim Reinike

TREASURE POINT

Charles Raymond

ARCHITECTURAL COMMITTEE

Edward Denechaud

Ken McLaughlin

Brian Kett



TIMBER RIDGE POA

150 Country Club Drive

P.O. Box 762

Pass Christian, MS 39571

poaoffice@timberridgepoa.org

www.timberridgepoa.org

POA STAFF

Misty Dienes

Steven Hammons

Terie Velardi

228-452-7231

POA SECURITY

228-374-4528

President's Note:

Happy New Year everyone! 2015 was an eventful year in Timber Ridge and we look forward to having another great one in 2016.

As some of you may have heard, Timber Ridge Property Owners Association is currently involved in a lawsuit regarding the ownership of Treasure Point. When the complaint was received, we enlisted the legal advice of former TRPOA board member David Goff. David referred us to Henry Laird of the firm Jones Walker, who is experienced in this type of case. It is still early in the process, but we, the Board, feel confident in our defense. Please see David's article in this newsletter for more information. We will do our best to keep everyone informed throughout the process through email blasts.

In other news, the votes are in, the ballots have been counted, and the revised covenants and by-laws have been approved. I'd like to thank everyone involved in this process over the past few years, including current and former board members, as well as those who volunteered for the covenants and by-laws committees for their hard work in making this happen. We did have one covenant on the ballot that was not approved, and the vote regarding short term rental property requires a run-off. Included with this newsletter is a breakdown of how the voting turned out for each item. Also, you will find the explanation, and run off ballot for the covenant regarding short term rental limitations. We anticipate having these recorded at the courthouse and taking effect later this spring.

The city is planning to pave several more of the neighborhood streets that were passed over in the last round. The funding has been approved, and should begin later this year.

Pass Christian this year saw the retirement of long time police Chief John Dubuisson. TRPOA Security Liaison Kim Reinike has been in communication with the new Chief, Tim Hendricks, to help ensure a strong bond between the POA and the Police Department. That communication channel has already aided in the arrest of criminals, when the POA provided security camera footage to the PCPD. Chief Hendricks now holds Coffee with a Cop meetings the third Thursday of each month. This is a great opportunity to meet with our local police force, and bring any concerns up to the new chief.

We are also exploring all possibilities in regards to the neighborhoods security posture. Some ideas that have been mentioned are an upgrade to the cameras and re-creating the old Neighborhood Watch program. Anyone interested in the Neighborhood Watch, please contact the POA office.

The Christmas Boat Parade was held in Mallini Bayou, and a watch party held on Treasure Point for those without boats. It was a wonderful time and we hope to make it bigger and better in the future.

Those of you who have been to Treasure Point in the past few months have probably noticed the new bathhouse. This will make events held out there even better in the future. Don't forget to make reservations with the POA office for use of the pavilion.

Thanks to everyone for making this neighborhood great. I look forward to enjoying many great times with you in the year ahead. If anyone has any thoughts, comments, or ideas to make Timber Ridge even better, please feel free to contact the board or the POA office.

Sincerely,
Joey Niolet
President

Annual Meeting Sunday - June 12, 2016 @ 1:00 PM.

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

BAY POINT PROPERTIES, INC vs TIMBER RIDGE POA, INC

By: David Goff

On August 28, 2015, suit was filed in the Chancery Court of Harrison County, Mississippi by Bay Point Properties, Inc. The named defendants are the Timber Ridge Property Owner's Association, Harrison County and the Mississippi Secretary of State.

This case involves that irregular shaped parcel of real property that we know as Treasure Point. Bay Point Properties alleges that in 1981, when Guaranty Properties conveyed Treasure Point to TRPOA, that Guaranty Properties did not have title and thus the conveyance is void. Bay Point Properties asks that it be confirmed as the rightful owner of Treasure Point.

We have learned that sometime prior to 1966, the entrance to Mallini Bayou (sometimes referred to as Bayou Boisedore) was East of where it is now and approximately in the location of the boat launch at Treasure Point. Sometime prior to 1966, the East cut was filled in and the entrance to Timber Ridge, as it exists today, was dredged. It is believed that Bay Point Properties thinks that when its predecessor in interest conveyed the land now known as Timber Ridge, that conveyance did not include Treasure Point. The lawsuit asks to remove any cloud upon the title.

The Secretary of State has answered and as usual has claimed ownership by the State to any land below the mean high tide line pursuant to the Public Trust Tidelands Act. The state holds such lands in trust for the people of Mississippi. For example, TRPOA pays a small yearly fee to the state in the form of a lease where the boat launch and dock is located.

We have numerous viable defenses. As you might imagine, there are many issues involving these claims as well as the position of the Secretary of State. The Board of Directors of Timber Ridge has hired Henry Laird of the firm Jones Walker to present our defense. Henry lives in Pass Christian and is experienced in Tidelands cases.

Treasure Point by: Charles Reymond IV

While we are confident that the final outcome of the lawsuit regarding legal ownership of Treasure Point will be in favor of Timber Ridge, as a matter of being prudent with POA funds the Board has decided to place further capital improvements projects at Treasure Point on hold until further notice. Meanwhile we encourage all members to enjoy the facilities at TP.



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.

The boat ramp, restrooms, fish cleaning station and playground are available at any time.

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

March 25, 2016

TRPOA- ANNUAL DUES

Mailed in March – Due upon Receipt

TRPOA ANNUAL MEETING

June 12, 2016

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.

Please Note: the February 2016 meeting will held on Feb 15th not Feb. 8th.

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

42th Annual Italian Open

Ciao Down!
at The Isles Golf Club

Come celebrate with us every Friday night!
(February 12th - April 15th)

Join Grand Marshal Rea Atkinson
& Mama Mia Taryn Wright
as we countdown to this year's Italian Open.
Tournament: April 16th

Friday Night Socials

Open to Everyone
No admission
Raffles and Drawings
\$5.00 dinner

Social: 5:30 pm - 'til
Drawings: 7:00 with dinner to follow.

Join the fun every Friday night!

For more information call 228.452.4851



TRPOA - BOARD OF DIRECTORS ANNUAL ELECTIONS

By Cathy Eagan

Below is the nominating and balloting process for the election of the 2016-17 Board of Directors as approved by the membership to amend the Associations By-Laws in November 2015. Primary changes allow any member in good standing to throw their hat in to the ring by simply notifying the election committee of their interest in serving. Important dates are noted.

The balloting for new board members is accomplished through a mailing via the **US Postal Service and / or e-mail** 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, 2016 i.e. (1:00PM- June 10, 2016)**

*"Candidates for office, and Board member vacancies, are proposed by a nominating committee consisting of five members, of whom four may be members within the community and not existing board members. All committee members are appointed by the Board of Directors **at least ninety days** prior to the annual meeting (**March 14, 2016**). 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 and/or e-mail** of proposed candidates selected **at least thirty days (May 18, 2016)** before the annual meeting. Before being considered a candidate, a member must be in "good standing". A member in good standing may be added to the ballot with notice in writing to the POA office **within 60 days** of the annual meeting (**April 13, 2016**). Consent must be secured from a member before he could be considered a candidate. All officers may succeed themselves in office. Members of the Election committee and office staff shall conduct all elections and are the sole and only persons who may open and count ballots. 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@timberridgepoa.org.*

Financial Update: by Ronnie Sedlak

As of December 31, 2015, the TRPOA's assets were valued at \$455,460, with cash in the bank of approximately \$151,580. The accounts receivable (how much money the TRPOA is due) was \$233,683. This is higher than last year. Operating expenses are down from the prior year (\$42,810). The statement for the TRPOA dues will be coming out soon and the due date will be April 1, 2016. Remember that the TRPOA dues are normally collected once each year in April, and that the money collected has to fund the regular operations of the office and the maintenance in TRPOA for the whole year. Overall the TRPOA finances are stable.

Security: by Kim Reinike

Over the last year, there have been multiple security issues at Timber Ridge. Due to the dedicated help from the Timber Ridge Property Owners Association Staff, we have been able to work with the Police Department to catch most of the criminals. Steven Hammons pulling the pictures from the camera system and providing to the Police was key in solving the crimes. There are some cases still open and the Police are working.

None of us on the board or any of you as Timber Ridge property owners want any unsolved cases. We all want a safe neighborhood for our families and our hard earned property to be safe while we are away at work or out of Pass Christian. Always wanting improvement, we have been looking at ways to better provide security to Timber Ridge. What we currently have is limited. We have several areas that need more cameras; some updated modifications to current cameras; and need to readdress the security guard service. The last major crime in Timber Ridge was done mid-day when no security officers were on duty. The camera system did capture their vehicle along with the stolen items. The police were able to use the picture and an arrest was soon made.

The TRPOA is currently looking at all types of improvements that will accomplish this while still being a best value for the Timber Ridge residents. We are working on cost estimates to improve the camera systems and looking at the security service options. Over the months of January and February, we will gather costs for improvements for comparison to see what would be best options for Timber Ridge. We are looking for the best return on investments for Timber Ridge property owners.

The goal is to find the best security options with the limited funds available and keep Timber Ridge residents and their property safe.

Thank you,
Kim Reinike

Timber Ridge Vehicle Stickers Available to All POA Residents.



Each decal has an assigned number that is registered to a specific vehicle & POA resident. The sticker is reflective & will shine when security and /or police approach the vehicle from the rear. This will make it easier to identify Non TR residents.

To receive your decal(s) you must have the following information for each vehicle: The Year, Make, Model, Color, Tag # & the State the vehicle is registered in. Residents can pick up their decals at the POA office during business hours. Accommodations for weekend residents or for those unable to make it into the office during regular hours will be made. Call 228-452-7231 or e-mail. Tenants must provide proof of residency.

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 question 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, 2016. 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 - \$11.50

Every Wednesday 5pm-8pm

Eat in or Take Out

Fried Chicken * Potatoes * Gravy
* Vegetable * 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.

- Site plan drawn to scale showing structure footprint, all property lines, **setbacks*** per TRPOA Covenants (dimensioned to property lines), existing legal easements, driveway & sidewalk location, bulkhead (waterway) dimensioned to property lines, City of Pass Christian street names and location.
- Floor plan or plans showing dimensions of the finished floor areas, conditioned living areas, porches, stairways, etc.
- Elevations of all sides of the contemplated structure showing exterior materials, **colors***, roof design and slope, shutters, awnings, porches and other attachments;
- A summary specification list of proposed materials and samples of exterior materials and colors which cannot be adequately described.
- **Landscaping plans*** Per City of Pass Christian standards.

***Please Note:** Timber Ridge **setbacks** are different than those of the City.

Variances to setbacks are considered upon request.

*Your project will not be held up if you have not finalized your **colors or landscaping plans**; however they will be required before construction is completed.*

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. 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 January 25, 2016

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 or by telephone during office hours

560 ROYAL OAK DRIVE LLC - JACKSON, DAVID

590 ROYAL PINE, LLC- KELLY, JERRY

ABRIL, MARIA E.

AUBEL, PETER H VAN

AUSTIN, BOB PERRY

BABER, CHARLES W.

BAILEY, VAN & YONG

BAKER, MARGARET IMOGENE

BALDERAMOS, CIRILO

BARRERE ROBERT

BARRETT, JACK EST

BERG, ERIC S.

BILY WAGNER PROPERTIES, LLC.

BIRTEL, ROBERT

BONCK, HAROLD I.

BONNEY, HENRY L., JR.

BOSS, DAVID W.

BRAGG, ROGER & BARBARA

BROWN, MICHAEL

BURAS et al, CHARLES

CABRERA, BARBARA

CAMERON, HERBERT M.

CAMERON, HOWARD

CAMET, ORAN, JR.

CARLSON, RICHARD A.

CHAMPAGNE, MICHAEL

CHAVERS, DAVID MAXWELL

CHRISTIAN, ALBERT JAMES

CIARLARIELLO *, MARK A.

CLIMIE, JOHN C. & ELIZABETH

COAST INVESTMENTS INC - OWEN

COBB, III, JAMES A & MONIQUE

COLLINS, JOHN F.

CONKERTON, EDYE & EDITH

COOK, CAROL G.

COUEY, MARLON & LISA

COUNSELMAN, CORY D.

DALEY, ROBERT M.

DALRYMPLE, DAVID & TERRY

DAMONTE, LLOYD M.

DANE, ANNE HILTON ROY

DANIELSON, BART A.

DAVILLIER, PAM

DAWLEY, HAROLD & LINDA

DEFRAITES III, SYDNEY & ANGELA

DEGAN, SIDNEY & NANCY

DENARDI, EILEEN

DIAZ, BARRETT & REBECCA

DIPASCAL, AMELIE W.

ELKINS, ZACK

ELLIS, MARK E.

ERVIN, ROGER S. & BARBARA R.

FACILLE, AMY RITA

FEATHERLY, LYNN

FREAS, ROBERT S., JR.

FRIDGE, JOHN & ELLEN

GARDNER, SHARON D. & GLENN

GAUDIN, SR., PIERRE

GEDDES, RICHARD & RHONDA

GEORGE, ANGIE

HARRELL SR., PERRY J.

HARRIS, JOHN S. & ELAINE F.

HAVERLAND, ALICIA/FIRIOS, JAMES

HOLLINGSWORTH, DAVID & ROBIN

HOLSTON, JAMES & ANTHONY

HOMETOWN CONSTRUCTION - BURKHOLDER

HUMANE SOCIETY OF S. MISSISSIPPI

JACKSON, JOHN & SHARRON

JACKSON. DAVID W

JENKINS, JOE & PHYLLIS

JENKINS, RYAN & RHONDA

JENNINGS, RONNIE & CATHLEEN

JOHNSON, MINNIE

JOHNSON, RUBY LOUISE ESTATE

JOHNSTON, MARGARET

KESSEN, ET AL, CORY

KNAPP/LUCIA, BEVIL & ELLIS

LAHITTE, LENARD J.

LAUBMEIER, DENNIS & BRENDA

LeBAS, ELAINE P.

LEE, NIYOKIA

LENTZ, STACY

LIBUTTI, CHAD M.

LYELL, COULTON

LYLE, RHONDA T.

MAHLER, KAYCE R.

MANASCO, CHRISTOPHER

MARTIN, PETER & ROXANNE

MATHES, DAVID

MATTHEW, FREDERICK

MATTHEWS, PAUL L.

MAY, VIRIA J.

McARTHUR, RONALD D.

McCAULEY, JOYCE

MENTZ, WILLIAM

MICHEL, ROBERT

MONCRIEF, ELVIA JEAN

MONTJOY, PAUL & LEA

MOORE, JERMAINE

MOORE, LAUREN MICHELLE

MORRIS, STEPHEN G.

MORRISON, SUSANNE

MORTILLARO, THOMAS & JODI

MS REALTY TAX FINANCE, INC

NIOLET, SCOTT & JENNIFER HENDRICK

NODURFT, MARK B.

NORTHROP, A. K.

OBERLIES, GERALD E., JR.

OHMAN, MARK

OWEN, CAROLYN T.

OWEN, CHRIS

PACE, ADAM & ALISON FOX

PATEL, VIREN AND MITA

PAVOLINI, HANNAH

PDEL DEVELOPMENTS, LLC -DELGER, PETER

PELAS, SANDRA H.

PEPPERMAN, SCOTT

PICKICH, RYAN T. & KASEY

POLK, KENNETH & CATHERINE

POLUK, WILLIAM P. & MELINDA

POWELL, CARMEN R.

PURPURA, JR., ROSARIO & LESLIE

RANDLE, JOHN

REINIKE, JODY & AMANDA

REYNOLDS-LADNER, ANNIE P.

RHODES, CHARLENE

ROBINSON, SAMUEL D

ROVELO, TONY

SALCEDO, EDWARD T.

SCARBOROUGH, GRADY A.

SCEARCE, R. & SUSAN RULIFFSON

SCHERER, DEBORAH

SCHEXNAYDRE, CARL & SARA

SCHMIT, JOSHUA & TIEN TSE NECAISE

SCOTT, KLEPPER & LOLA

SCOTT, RICHARD W.

SERIO, KELLE M.

SERIO, RICHARD & PEGGY

SHEARMAN, ROBERT & DONALYN

SHIPPEY, PAUL

SIMS, BOBBY G.

SLAUGHTER, CATHERINE R.

SPANHOFF L.L.C., R.W.

ST. PAUL, WALKER WALLACE

STEIN, ANNE K.

STEWART, ROBERT C.

STOUTZ, JR., EDWIN A.

STOVALL, JR. CLEMENT & DEBORAH

STRICKLAND PROPERTIES, LLC

SUDDUTH, BRITT K.

SWITZER, CHARLES & TRICIA SWITZER

SZEGFU, LASZLO & DIANA

TACONI, CHARLES

TAYLOR, EDWARD & MELBA

TAYLOR, MICHAEL E. & SHERYL F.

TAYLOR, RANDALL

THOMPSON, JAMES

TILLMAN, RICHARD DARREN & LISA

TRIPP, CLARA J.

TROCHESSET, KEVIN & CANDICE

TROPICAL CUSTOM HOMES- MURRAY JR., JAMES

TRUDEAU, BRYAN A.

ULMER, CHRISTIAN & APRIL

ULRICH, JOHN, JR. & TRACY & REXROAD, K

VARISCO, JR., VINCENT J.

VERCHINSKI, EVELYN J.

VERRETT, ALEXANDER

WAGNER, JR., EUGENE A.

WARD, MATTHEW

WATSON, ESPERANZA

WEAVER, KEITH & JENNIFER BALL

WEGENER, EDWARD

WHAVERS, JACQUELINE L.

WHITE, CARL J.

WITTMANN, KENNETH

YARRINGTON, FLOYD & IRMA C.

YOUNG, PAUL T.