

Timber Ridge POA Newsletter



2012 BOARD OF DIRECTORS

PRESIDENT

Kim LaRosa

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LIAISON

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TREASURER

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Patrick Klause

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TREASURE POINT

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ARCHITECTURAL COMMITTEE

Rene St. Paul

A New Year, A New Website!

Timber Ridge Property Owners Association



The Timber Ridge POA has a new look to its website with many new features we think will be of use and interest to its members. The new webpage offers answers to frequently asked questions, the minutes from Board meetings, newsletters, special events, current news, a contact us section, and other areas of interest and information. Please visit the new and improved webpage at www.timberidgepoa.org



TIMBER RIDGE POA
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Pass Christian, MS 39571
poaoffice@timberidgepoa.org
www.timberidgepoa.org

POA STAFF

Terie Velardi

Deanna Perkins

Steven Hammons

228-452-7231

SPECIAL EVENTS

Amber Favre

228-342-0041

MARDI GRAS PARADE



The Timber Ridge Women's Club presents, "AS YOU LIKE IT" Golf Cart Walking Parade, a community event since 1996. The parade will begin at 2:00 P.M. on Saturday, February 2, 2013 with an awards ceremony following the parade.

Line up for the parade will begin at 1:00 P.M. on Country Club Drive by the pool. Decorate your golf cart, bicycle, all-terrain vehicle or just come in costume and walk the parade route. Everyone is welcome to participate!

The Timber Ridge Women's Club is open to all women in the neighborhood whose property is in good standing with the POA. We meet on the third Monday of each month at 10AM for food and fellowship. Register by calling or at the parade route the day of the parade.

For more information call Judy/ 228-452-5629, Terrie/ 205-427-0848, or Joan /228-452-0883.

SECURITY SERVICES CONTRACT UPDATE

The TRPOA board of directors awarded a new security contract to Swetman Security effective November 30th, 2012. As noted at the time, Swetman Security is a long established premier provider of various security services on the gulf coast with more than 300 trained security specialists on staff, with well established procedures, reporting, supervision, and escalation procedures. Two locally hired staff are the primary security personnel that have been allocated to the Timber Ridge community. All Swetman security personal wear Swetman security uniforms when they are on duty and they are formally trained to perform their duties.

New temporary security signs, along with a new 7 by 24 security contact number (228-374-4528) are in place. The TRPOA is looking at all of our out-of-date signage and will incorporate the new security signs into our new designs. Given their experience and access to security data, the hours of security coverage will be modified seasonally based on daylight hours and data related to when security issues are most likely to happen. During the winter months, security rounds will be somewhat earlier. In other seasons, the hours will be adjusted for relevant factors. The initial gas powered security vehicle will soon be changed out for a brand new environmentally friendly street legal electric vehicle. The security vehicles will remain on site and will be parked at the community pool area.

Some of the changes you may have already noticed include things such as:

- The new security contract ensures that the security personnel must remain on patrol within Timber Ridge during the entire period of the contracted hours
- Patrol routes and times have been established to ensure coverage throughout all of Timber Ridge.
- When the security staff are not actively patrolling our community, they are stationed at one of the main entrances as a deterrent.
- Formal reports are now being received and reviewed.

The transition to the new security providers has gone very well, and there has been no reported security issues during the month of December.

The new security contract allows us to quickly add additional coverage or change existing coverage if that is required. It also allows Timber Ridge residents to hire Swetman services at a reduced contract rate. If a Timber Ridge property owner in good standing is in need of additional private security services to assist them at an event or perhaps to further ensure private security during an absence, they can utilize Swetman security at a reduced rate.

It has come to the attention of the Board that residents are being solicited by Piernas Security to fund additional security for hours not covered by the POA's security company, Swetman Security. The Board wants all residents to know it doesn't approve of the solicitation. The POA funded security is sufficient. If there is a need for additional hours and / or if hours need to be adjusted the POA Board will make a change and fund this security expense.

TRPOA Board Of Directors

TREASURE POINT IMPROVEMENTS

The TRPOA board is in the process of assessing bids recently submitted for the much needed repair work on the bulkhead at Treasure Point. The budget will also need to be addressed to ensure the TRPOA can afford the amount of work that is being determined.

Financial Information by Kim LaRosa

As of 11/30/2012, the TRPOA's assets were valued at \$395,000, with cash in the bank of approximately \$150,000. The accounts receivable balance is not included in the assets since we are a cash basis accounting organization (this is the amount of money owed to the TRPOA) was \$195,000- slightly down from June 2012. Fixed assets (capital improvements) remain at \$242,000. Revenues are down to budget approximately \$25,000. Operating expenses are up slightly to budget, \$24,000- this is made up of depreciation (a non-cash item) \$11,000, Legal \$8,000 and Repairs and Maintenance \$5,000.

2013 Annual Meeting

The annual meeting will be held on June 9, 2013 at 1:00 pm.

As stated in the By-Laws, Any 10 members in good standing may nominate other candidates (in good standing) and a signed petition must be presented to the nominating committee at least 30 days before the annual meeting. The membership shall be sent notification of the proposed candidates selected at least 20 days before the annual meeting. Ballots are due in office by 1 pm the Friday prior to the annual meeting.

Important dates to remember:

May 10th – Nominations for BOD (deliver to POA office by 2pm)

May 20th – Ballots mailed

June 7th – Ballots cast by 1 pm – in POA office

June 9th - Annual Board Meeting 1pm in the banquet room of the PCI clubhouse

TRPOA Monthly Board Meetings

Recently there have been requests from members to address the Board and/or attend Board meetings. In the past, these types of requests have been handled in several different manners - some efficient and others not very efficient. As I have discussed with many of you (and discussed at the annual meeting), confidential information is discussed during these meetings, specifically in regards to potential litigation, as well as personnel matters. It is for these reasons that the Board meetings must remain closed.

However, as was noted in another article, the minutes from all Board meetings will be posted on the new website monthly and will be available for pick up in the office.

Beginning in August, members in good standing will be able to address the Board at the end of each meeting.

Member who would like to do so must submit a request at least one day in advance of the meetings. Since the meetings are on Mondays and the office is closed over the weekend, any requests need to be submitted by 2:00 pm CST on the Friday prior to the meeting. The request needs to include the subject matter being discussed, as this will allow the Board to be prepared for discussion. The presenting member must be in good standing. The member will be given approximately 3 minutes to state their concern/complaint and/or compliment. The

Board will have a maximum of 5 members scheduled during a meeting, and opportunities will be assigned on a first come first serve basis.

TRPOA COVENANTS

The POA continues to send out and follow up on covenant violations. Members are asked to report any incident that they feel may be a violation to the office for follow up by the staff.

Timber Ridge Road and Infrastructure Project

The city engineer reported that the water main installation will be complete by the end of January. Once completed bacteriological and pressure testing of the new mains will be followed by connecting residents to the new water services. The asphalt project begins February. Estimated time for completion of paving, weather permitting, is three weeks.

Golf Cart Legislation

On Monday, January 14, 2013 the TRPOA Board voted unanimously to support proposed legislation that would allow private golf carts to be driven on Public Street under a proposed House Bill (yet to be numbered). The City Council voted on Tuesday, January 15, 2013 unanimously to support the proposed legislation. Next steps are Representative Bennett will introduce the bill for consideration this session.

The proposed legislation allows for Gold cart (defined as four-wheeled electric or gas powered vehicles that as a top speed greater than 20 miles per hour but less than 25 miles per hour and that is equipped with safety equipment) to be driven on public roads and streets within contiguous Timber Ridge, Timber Ridge North and Timber Ridge Shores. The use may be limited to daylight hours unless the cart is properly equipped with working lights on the front and rear of the cart. The vehicles will not be permitted to cross West North Street or Henderson Avenue. Any person operating such vehicle must have within his possession a valid driver's license or temporary drivers permit and proof of financial responsibility. Proof of financial responsibility is defined as General Liability insurance coverage for the Golf Cart as required by the State of MS. These vehicles will not be permitted in non-residential areas of Timber Ridge and may be required to register with the City of Pass Christian. The City will require a registration process for the golf carts for a fee this has yet to be determined. This proposed legislation does not apply to TRPOA authorized parades.

Past Due Members

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.

Collections – Court Cases

Success! The TRPOA has been successful in the litigation against a member who was severely delinquent in Chancery Court. The TRPOA collected on back dues owed and is awaiting restitution on legal fees. One other case is considering appealing with a third awaiting the decision of the second case. The Board sees no reason the second and third cases will not follow the first. This is Great news for the POA. Upon this recent success in Chancery Court – the Board feels the next step is to aggressively begin filing suits by groups of cases in Justice Court which will begin immediately. Thanks for your patience while the judicial process has taken its course.

Upcoming Dates and Events

MARDI GRAS PARADE
Saturday, February 2nd
2 P.M.

Pool Will Reopen
April 15th, 2013 –
Weather Permitting

POA Annual Meeting
Sunday June 9, 2013 1:00
P.M. in the 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 outside the TRPOA office located in the PCI Clubhouse.

Copies can be mailed at special request.

Members Not in Good Standing with Past Due Balances as of Sept 30, 2012

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.

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