

Timber Ridge POA Newsletter



2013-2014 BOARD OF DIRECTORS

PRESIDENT/CAPITAL IMPROVEMENTS

Kim LaRosa

VICE PRESIDENT/COVENANTS

David Goff

TREASURER

Jim Hoskins

SECRETARY/GROUNDS & MAINTENANCE

Joey Niolet

SECURITY/POOL

Patrick Klause

TREASURE POINT

Charles Reymond

POOL/FUNDRAISING

Wendy Webb

CITY LIASON

Gene Rogers

GOLF CLUB LIASON

Brian Kett

ARCHITECTURAL COMMITTEE

Edward Denechaud/Ken McLaughlin



150 Country Club Drive
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:

The officers for the upcoming year have been elected and are as follows: President Kim LaRosa, Vice-President David Goff, Secretary Joey Niolet and Treasurer Jim Hoskins. In addition the board has accepted areas of responsibility: Covenants –David Goff, Grounds and Maintenance – Joey Niolet, Treasure Point Charles Reymond, Security – Patrick Klause, Pool/Bathhouse/Tennis courts – Wendy Webb, City Liaison – Gene Rogers, Golf Club Liaison – Brian Kett and a new position Fundraising – Wendy Webb.

The board is working hard on several things one of these things is a community survey to see input for all members in good standing on what you envision for Timber Ridge. The board hopes to get the survey out in September with responses due back in the middle of October. The survey will touch on many things Treasure Point, parks for children, what are your thoughts on improvements that could be done to increase property values, etc. The board looks forward to working with this input to do some long term capital planning.

The board looks forward to once again supporting the Timber Ridge Women's Club with the Mardi Gras Golf Cart Parade as well as other activities.

There is also work being done to improve the POA's outdated covenants and ballots will be sent in the near future to all members in good standing to update the covenants.

I would like to close by congratulating our new Ward 4 Alderman Victor Pickich. Also congratulations go out to Mayor Chipper McDermott on his re-election and Alderman at large Kenny Toregson. The board of the TRPOA looks forward to working with the Mayor and the Alderman.

Sincerely,

Kim LaRosa
President



Please Be Aware

City road & infrastructure work continues throughout Timber Ridge. Access into TR at the Henderson St. entrance will soon be interrupted and diverted. As more information is known the POA will pass it on to its members via e-mail.

Timber Ridge Golf Cart Update

It's Official... the Pass Christian Board of Alderman passed Ordinance # 629 allowing the use of golf carts on most streets in Timber Ridge. Effective September 1, 2013 owners of golf carts that desire to operate their golf cart on public roads within Timber Ridge will need to submit an application for a permit. The application requires the owner's address, Driver's License, Make / Model of golf cart, Serial Number and liability insurance coverage, etc. Only registered golf carts displaying a permit decal, with proper insurance coverage being operated by individuals with a valid driver's license or learner's permit will be allowed on most public roads within Timber Ridge.

What equipment do I need?

- ✓ All basic equipment supplied by the manufacturer
- ✓ Efficient brakes
- ✓ Reliable steering
- ✓ Vehicle identification or serial number
- ✓ If driven between the hours of sunset and sunrise, front and rear lights visible from 500 feet are also required

How do I get a permit?

- ✓ City Hall:
200 West Scenic Drive
(228) 452-3310
Mon-Fri: 9 am – 4 pm
- ✓ \$25 Household registration fee +
\$5.00 decal fee per cart
Registration is valid for as long as the registering owner owns the vehicle

What are the rules?

- ✓ All golf carts and low speed vehicles must be registered with the City of Pass Christian
- ✓ Driver must possess a valid Driver's License or Learner's Permit
- ✓ Owner must show proof of financial responsibility (Liability insurance)
- ✓ Driver must obey all rules of the road
- ✓ Number of people in a cart may not exceed the maximum capacity specified by the manufacturer
- ✓ No person may ride on any part of the cart not designed to carry passengers



73 Golf Carts were registered at the special registration day on Saturday Sept. 14

POA members line up to register their golf carts at the at the PCI Golf Club



Any golf cart that is not being operated within the City ordinance will be subject to fines and tickets by the Pass Christian Police.

The Pass Police will issue warnings to those who are not in compliance from September 1 through September 30, 2013. After October 1, 2013 the ordinance will be strictly enforced.

The TRPOA encourages everyone to operate their golf carts safely, and we also encourage all residents and visitors to adhere to our 25 mph speed limit on Timber Ridge roads, paying particular attention to golf carts near the golf course crossings, the pool area, and Treasure Point.

To view the city ordinance and map of permitted roadways please visit the Timber Ridge POA website at www.timberidgepoa.org. **"Current News"**.

Brian Kett
Golf Club Liaison

Grounds & Maintenance

Right of ways - A series of measures have been utilized to cut and maintain the right of ways in Timber Ridge while ensuring cost effectiveness. Steven Hammons, POA maintenance is coordinating efforts with the City who has utilized County trustees to remove debris before cutting the ROW's. In addition, the POA has solicited bids from outside vendors to assist in this area to fill in on an as needed basis. Most recently, newly elected alderman Victor Pickich has assisted in getting the ditches in the right of ways cleaned to better facilitate this task as well as address drainage issues in specific areas within the community.

The POA continually looks to take steps to improve and maintain its facilities for the enjoyment of the POA members. Abuse and vandalism shortens the life of POA amenities and hinders the use and enjoyment for all members. The board asks everyone to take care when using POA facilities so others may enjoy them.



(Left) A new net and stanchions have been installed for the enjoyment of the POA members. Roller skates, skateboards, roller blades, scooters are not permitted on the tennis courts.

(Right) An access drive facilitates the contractor's effectiveness during mandatory evacuations of hurricanes & tropical storms in removing and returning the pool bath house.



SWETMAN SECURITY SERVICE

At the request of the POA Swetman Security is now using a truck to patrol Timber Ridge. There were a few minor issues with the electric car and the Board felt that it would be better to switch vehicles. By switching to the truck, it allows Swetman to do an extra round of patrolling.

By the end of September, we plan to have the security cameras installed at the two main entrances into Timber Ridge. We will then turn our attention to getting a camera in place at the Timber Ridge North entrance, but we first have to have a power source installed there.

We would like to remind everyone who uses Treasure Point to not park between the **"No Parking"** signs in front of the boat launch ramp. We have had several issues this summer with people leaving their vehicle and trailer in between the poles that are clearly marked. This makes it very difficult for other to launch and retrieve their watercraft.

Patrick Klause
Security

COVENANT ENFORCEMENT

Covenant issues are rarely pleasurable to deal with but regardless are a huge part of any well run community. The TRPOA's main goal of enforcing covenant rules is to insure that our neighborhood is at its best at all times. We all want to live in a nice, clean and well maintained neighborhood and obeying certain covenant rules will help this, but we must all do our part.

Covenant violation notifications continue to be sent to members who are non-compliant. Members are respectfully asked to resolve the violation within 30 days of notification, or face a monthly fine and potential legal action.

Most recently the covenants committee has witnessed vehicles, boats and boat trailers parked illegally on neutral/common grounds or vacant lots.

While in the minority below are pictures of just some of what the committee sees as they drive the subdivision.

Covenant Compliance Committee



Left –
Boat parked on
neutral ground

Right-
Seriously!



Vehicle
parked
on
neutral
ground



Timber Ridge Women's Club

Open invitation to Join!

The primary purpose of the Timber Ridge Woman's Club is to provide a way to meet our neighbors, have fun and enjoyment through planned social activities and interact with the Timber Ridge Property Owner's Association on mutually beneficial projects and other appropriate activities.

The TRWC meets on the 3rd Monday of each month.

For more information please contact President, Mary Lou Matthews at 228-452-3395

SWIMMING POOL

The swimming pool will close on October 31, 2013 and reopen May 1, 2014.

TREASURE POINT BOAT LAUNCH AREA

**Located at 247 Baywood Drive
Treasure Point is open year round**

As a reminder security access cards are **required for entry and exit of this area.**

Tampering with the gate mechanism will result in de-activation of access cards.

Observance of the NO WAKE zone is mandatory.

Please do not park on the grassy areas or between signs at Treasure Point as designated.

Don't forget that all guests must be accompanied by a Timber Ridge resident at all times.

Upcoming Dates and Events

Pool Closing

October 31st, 2013

Membership Survey

September – October 2013

Mardi Gras Parade

February, 2014

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.timberridgepoa.org

Collections:

The POA Board is dedicated to reducing the Association's receivables by working with its members to find suitable arrangements. A variety of methods are being utilized to recoup outstanding dues. Over the past few years the POA has been very effective in collecting delinquent accounts that have been filed in Justice Court and is committed to continue this process to resolve past due accounts. Since the annual meeting the POA has settled 30 accounts; 15 accounts are ready to be filed and an additional 30 accounts have been tagged for review and action. Severely delinquent accounts or those owing greater than what is allowed in Justice Court are being filed in County Court.

Members with past due accounts are encouraged to contact the office staff to facilitate payment arrangements. As a convenience to all members the POA is now accepting credit card payments.

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.

Members Not in Good Standing with Past Due Balances as of September 1, 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@timberridgepoa.org or by telephone during office hours

590 ROYAL PINE, LLC- KELLY, JERRY	COLLINS, JOHN F.	GILBERT, ELIZABETH
ADAMS, HILDEARD	COMMANDER, AURORINA C.	GREMILLION, SCOTT & WENDY
ALLEN, EVAN & AMANDA	CONKERTON, EDYE & EDITH	HARBOUR, WAYNE C. AND LISA
ANDERS, KEYTON B.	COOK, CAROL G.	HARRELL SR., PERRY J.
ATKINSON , REA	COOK, LAWRENCE H., JR.	HARRIS, JOHN S. & ELAINE F.
AUBEL, PETER H VAN	COOK, PAUL & LORI	HEISEY, GARY AND SUSAN
AUSTIN C/O CORLIS AUSTIN	COTMAN/LITTLE, TAMMY/MICHELLE	HEMPHILL, CHRISTINE R.
BAGUR, JACQUES	COUEY, MARLON & LISA	HOLLINGSWORTH, DAVID AND ROBIN
BARON, STANLEY	COUNSELMAN, CORY D.	HOOVER, GWEN SEAMON, RAY (PP)
BARRERE ROBERT	CRENSHAW, JEFFREY L.	HOOVER, PAUL & GWEN
BECK, BRIDGETTE	DALRYMPLE, DAVID & TERRY	HRUBES, KIMBERLY
BENTZ, ROBERT H. & SHELLEY H.	DANE, ANNE HILTON ROY	IVERSON, GREGORY
BERTUCCI, RUTH & BRYAN	DANIELSON, BART A.	JACKSON, JOHN & SHARRON
BILY WAGNER PROPERTIES, LLC.	DAWLEY, HAROLD & LINDA	JAYNES, LAUREN & ANGELA
BLANCHARD, KENNETH & JANE	DAWLEY, MICHAEL D.	JOHNSON, MINNIE
BONCK, HAROLD I.	DEFRAITES III, SYDNEY & ANGELA	JOHNSON, RUBY LOUISE ESTATE
BONNEY, HENRY L., JR.	DEROSE, JENNIE LEE	JUSTICE, JACQUELINE P. - BENTZ, SHELLEY H
BOSS, DAVID W.	DESCANT, JOSHUA J.	KATZ, JERRY & MIRTALA
BOUDREAUX, ANGELE	DIAZ, BARRETT & REBECCA	KELLY, J Jr
BRAGG, ROGER & BARBARA	DIPASCAL, AMELIE W.	KERST, DONALD & TERRI
BRAMLETT, EUGENE & SUZAN	DISHER, GEORGE & PEGGY	KIRKPATRICK, JAMES R.
BURAS et al, CHARLES	DOMING, LORRAINE E.	LADNER, RONALD & LAURA
CABRERA, BARBARA	DONELON, JAY & JANINE	LAHITTE, LENARD J.
CAMERON, HOWARD	DURNING, JEANNE B.	LAYNE, DOROTHY DARLENE
CAPO, MATTHEW T.	ELKINS, ZACK	LEE, NIYOKIA
CAPUTO, STEPHEN S.	ELLIS, MARK E.	LENNARD, DAVID & CONNIE
CARLSON, RICHARD A.	FACILLE, AMY RITA	LENTZ, STACY
CARMACK, HERBERT & LACY	FANDAL, MICHAEL PAUL	LIBUTTI, CHAD M.
CHAVERS, DAVID MAXWELL	FLETTRICH, CARL F.	LOGAN, JOHN E.
CHRISTIAN, ALBERT JAMES	FREAS, ROBERT S., JR.	LOWE, JUDY
CIARLARIELLO, MARK A.	FRIDGE, JOHN & ELLEN	LYELL, COULTON
CLIMIE, JOHN C. & ELIZABETH	GAGLIARDI, ROBERT P. & SARA M.	LYLE, RHONDA T.
COAST INVESTMENTS INC - OWEN	GARDNER, GLENN H. & JENNIFER	LYNCH, DANIEL BRIAN
COBB, III, JAMES A & MONIQUE	GAUDIN, HILARY & MARY	MAJORS, NED B.
COGNEVICH, JUNE BERTONEAU	GEDDES, RICHARD & RHONDA	MANASCO, CHRISTOPHER

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MARTIN, BRUCE K. AND KATHY GWEN	RHODES, CHARLENE	TAYLOR, EDWARD & MELBA
MARTIN, PETER & ROXANNE	RITTER, JOHN D.	TAYLOR, FRANCES R.
MATHES, DAVID	ROBERT-KISSEL, JON. & PETER	TAYLOR, MICHAEL E. & SHERYL F.
MATTHEW, IRENE B.	SALCEDO, EDWARD T.	THOMPSON, JAMES
MATTHEWS, PAUL L.	SALYERS, ROGER	TILLMAN, RICHARD DARREN & LISA
MEDLEY-WEIXEL, CAROLYN C.	SANDO, MARK A. & CATHY	TILLMAN, SR. EDWARD & LISA-E & L INVEST
MENTZ, WILLIAM	SCARBOROUGH, GRADY A.	TOMASZEWSKI, ANDREW D.
MICHEL, ROBERT	SCEARCE, R. & SUSAN RULIFFSON	TOOMER, THOMAS TYRONE
MILLAUD, EARL M.	SCHERER, DEBORAH	TRIPP, CLARA J.
MOORE, JERMAINE	SCHEXNAYDRE, CARL & SARA	TRUDEAU, BRYAN A.
MOORE, LAUREN MICHELLE	SCHMIT, JOSHUA & TIEN TSE NECAISE	TRUEBA, ROBERT AND VILMA
MORTILLARO, THOMAS A. AND JODI T.	SCOTT IV, NAUMAN S.	ULRICH, JOHN, JR. & TRACY & REXROAD, K.
MS REALTY TAX FINANCE, INC	SCOTT, KLEPPER & LOLA	VANN, TIMOTHY S
MURALI, ARTI S.	SERIO, KELLE M.	VARISCO, JR., VINCENT J.
NIOLET, SCOTT & JENNIFER HENDRICK	SERIO, RICHARD & PEGGY	VERRETT, ALEXANDER
NODURFT, ERIC J.	SHIPPEY, PAUL	WAGNER, RICHARD MARK
NODURFT, MARK B.	SIMS, BOBBY G.	WALKER, ALBERT M.
NORTHROP, A. K.	SKINNER, KENTUCKY R.	WARD, MATTHEW
OHMAN, MARK	SKINNER, NATALIE F.	WATSON, ESPERANZA
OWEN, CAROLYN T.	SLAUGHTER, CATHERINE R.	WEAVER, KEITH A. AND JENNIFER BALL
PATEL, VIREN AND MITA	SOTO, MANUEL D.	WEGENER, EDWARD
PAVOLINI, HANNAH	SPANHOFF L.L.C., R.W.	WEIXEL, CAROLYN
PDEL DEVELOP. LLC -DELGER, PETER	ST. PAUL, WALKER WALLACE	WELLEMAYER, WILLIAM R.
PELAS, SANDRA H.	STEIN, ANNE K.	WHAVERS, JACQUELINE L.
PENEGUY, WILLIAM OLIVER	STEWART, ROBERT C.	WHITE, CARL J.
PEPPERMAN, SCOTT & JENNIFER	STIEFFEL, LAWRENCE	WILLIAMS, JAMES R. & CATHERINE
PERKINSON, REMUS O. & ELSA	STOVALL, JR. CLEMENT & DEBORAH	WITTMANN JR, KENNETH C.
PLANETTA CUSTOM HOMES,L.L.C.	STROUT/RODRIQUE, LARRY & PENNY	YARRINGTON, FLOYD & IRMA C.
PLANETTA, JR., VICTOR M.	SUDDUTH, BRITT K.	YOUNG, PAUL T.
POLUK, WILLIAM P. & MELINDA	SUDDUTH, ROBERT	ZIMMERMAN, CHARLOTTE
PURPURA, JR., ROSARIO AND LESLIE	SWANSON, ARTHUR & STACY	
RANDLE, JOHN EDWARD AND MICHELE	SZCZECOWSKI, CARL	
REINIKE, JODY R. & AMANDA L.	TACONI, CHARLES	

							Apr '13 - Mar 14
						Ordinary Income/Expense	
						Income	
						4000 · Member dues	305,000.00
						4030 · Transfer fee income	6,000.00
						Total Income	311,000.00
						Gross Profit	311,000.00
						Expense	
						6000 · General & Admin expenses	
						6001 · Bad debt expense	44,912.52
						6005 · Depreciation	38,730.48
						6010 · Insurance	11,580.00
						6020 · Auto expense	600.00
						6025 · Collection Expense	2,400.00
						6030 · Legal & Accounting	29,060.00
						6035 · Meeting Expense	500.00
						6040 · Office expense	
						6045 · IT Support	4,200.00
						6040 · Office expense - Other	1,800.00
						Total 6040 · Office expense	6,000.00
						6050 · Printing expense	1,200.00
						6055 · Bank Service Charges	300.00
						6060 · Postage expense	1,200.00
						6070 · Payroll taxes	3,000.00
						6085 · Rent Expense	7,500.00
						6100 · Salaries	37,000.00
						6115 · Security	36,480.00
						6130 · Taxes	6,900.00
						6140 · Telephone	1,572.00
						6150 · Utilities - Electric	11,000.00
						6160 · Utilities - Sewage & water	1,470.00
						6570 · Contract labor	4,800.00
						Total 6000 · General & Admin expenses	246,205.00
						6999 · Uncategorized Expenses	250.00
						7000 · Swimming pool expenses	
						7010 · Chemicals - Pool	7,400.00
						7020 · Repairs & Maint. - Pool equip	10,775.00
						7030 · Repairs & Maint. - Pool	600.00
						7000 · Swimming pool expenses - Other	300.00
						Total 7000 · Swimming pool expenses	19,075.00
						8000 · Common area bldg & grounds exp	
						8010 · Contract labor - Ground maint	25,400.00
						8000 · Common area bldg & grounds exp - Other	20,740.00
						Total 8000 · Common area bldg & grounds exp	46,140.00
						Total Expense	311,670.00
						Net Ordinary Income	-670.00
						Other Income/Expense	
						Other Income	
						9000 · Interest income	670.00
						Total Other Income	670.00
						Net Other Income	670.00
						Net Income	0.00
						Capital budgeted in the balance sheet \$35,000	*Accured Income

[illegible]