

TIMBER RIDGE PROPERTY OWNERS ASSOCIATION

Timber Ridge POA Newsletter



2013-2014 BOARD OF DIRECTORS

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228-452-7231

POA SECURITY
228-374-4528

President's Note:

Season Greetings! Please accept the TRPOA staff, the TRPOA Board and my wishes for a wonderful holiday season.

The staff and the board have been busy working on several issues, among them; collections, updating the covenants, closing down the pool for the winter, grounds and maintenance, treasure point bulkhead repairs, etc. One thing the staff has worked on is the member survey that was sent out in an effort to seek feedback on the POA, as well as PCI. Thank you to all who responded. The responses were very low and I would like to take this opportunity to ask if you didn't respond to please fill out your form and send it in to the office. One of the things requested on the survey was contact information for each member. The Timber Ridge Ladies Club is going to take all of the contact information and produce a member book. The member book would be of great benefit to everyone.

Thank you to all of you for your continued support and let me be the first person to say Happy New Year and may your 2014 be filled with happiness and joy.

Sincerely,

Kim LaRosa
President



The TRPOA wishes to extend a heartfelt thank you to the Timber Ridge Community for their support in this year's Pass Rotary Club toy drive. Toys collected at the TRPOA / PCI Holiday Party and from the efforts by the TR Women's Club and PCI Men's Golf Association have made Christmas possible for many Pass children.

Security by Patrick Klause:

A REMINDER TO SECURE YOUR PERSONAL PROPERTY AGAINST THEFT

- Always lock your doors and windows, home, automobiles and golf carts, day and night.
- Store packages and valuables in the trunk of your car and out of sight.
- Do not advertise a vacation or prolonged absence, put your newspaper and mail on hold
- Break down the boxes that your consumer purchases come in and fold inside out for trash removal – don't let thieves know what you have just purchased.

Always report suspicious activity to the police immediately so they are able to patrol the reported areas.

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.

The Harrison County Tax Assessor has recently sent out the 2013 tax bills. 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.

Survey Says....

The TRPOA is proud to announce that we have responded to your request. We are glad to report that we have installed new Barbeque grills at the pool available for family use.



Please enjoy this new amenity and remember to use safety and good housekeeping so they will last a long time. The pool is closed and will be reopening in 2014.

We want to thank everyone that participated in the Halloween event for 2013, along with the stops and hayride for the kids. The event was a wonderful success! Thank you again for all that planned, opened up their homes, and participated.

Don't miss out on getting your name in the **neighborhood directory**. This is a great resource for neighbors to reach you. This directory can bring together a buddy system in times of need. If you would like to be included in the directory, drop off your survey form to the POA office. Survey forms can be found on the POA website under current news.

I want to wish everyone a wonderful and safe holiday season and a fantastic new year!

Respectfully,

Wendy Webb

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

All property transfers within Timber Ridge are subject to a \$250.00 transfer fee.

Security *continued from page 1*

Swetman Security has resumed their regular work hours now that Halloween and Thanksgiving are over. Security issues in Timber Ridge have been very quiet lately. One of the main issues we've had recently is that on two occasions people tore up the grass at Treasure Point and at the end of Ridgewood using their trucks. The security camera at Treasure Point was able to get an image of one of the vehicles and the police were notified.

In the previous newsletter it was mentioned that the security cameras at the main entrances would be installed by now, but that has been put on hold. We are waiting for the road construction to be completed before we do the installations. At the Henderson entrance the road will be completely dug up in order to install the new culverts and there are phone and electrical lines that will need to be relocated.

Brief note from Victor Pickich, Alderman Ward 4:

Greetings!

Thank you all for your support this year. I am glad to announce that as a result of hard work with the city that you can see the efforts of the paving of the roads throughout Timber Ridge. I want to thank each and every one of you that supported me and working with me regarding this endeavor. As a team, we have been able to compile our resources, and I am pleased so far with the progress that has been made. There still is more paving to be done. To see a complete list please visit the city's website www.ci.pass-christian.ms.us

The infrastructure work to improve drainage at the Henderson Avenue entrance has progressed with paving soon to follow. Thank you for your patience in this matter.

Again, I appreciate all your support and wish you and your families a safe holiday season.

**Timber Ridge Women's Club
Presents the 2014
Mardi Gras Golf Cart Parade**

Saturday, February 15, 2014

**Decorate your golf cart, bicycle, all-terrain
vehicle or just come in costume and walk the
parade route. Everyone is welcome**

Parade Starts at 2:00pm

**For more information
on the parade please contact
Judy @ 228-452-5629**

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

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

Covenant Enforcement

The POA would like to thank all of its members for their efforts in maintaining their properties.

Please remember these covenants are not in place to personally discriminate against any single community member but to promote what is in the best interests of the community as a whole. It is difficult for neighbors to live next door to abandoned homes and lots that have not been maintained to an acceptable standard. This is especially important for potential buyers who drive through our neighborhood.

Collections:

The POA continues to be successful in its efforts to resolve past due accounts through the Harrison County Court system. The next round of court filings will take place in January. Members with past due accounts are urged to contact the office staff to facilitate payment arrangements.

For your convenience we now accept Visa, Master Card and American Express credit cards.

Members Not in Good Standing with Past Due Balances as of December 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@timberidgepoa.org](mailto:poaoffice@timberidgepoa.org) or by telephone during office hours

590 ROYAL PINE, LLC- KELLY, JERRY
ADAMS, HILDEARD
ALLEN, EVAN & AMANDA
ANDERS, KEYTON B.
ARGOTE, JOHN R. & MARIA F.
ATKINSON , REA
AUBEL, PETER H VAN
AUSTIN C/O CORLIS AUSTIN
AUTUMNWOOD HOMES, INC.
BAGUR, JACQUES
BALDERAMOS, CIRILO
BARON, STANLEY
BARRERE ROBERT
BECK, BRIDGETTE
BERTUCCI, RUTH & BRYAN
BILY WAGNER PROPERTIES, LLC.
BONCK, HAROLD I.
BONNEY, HENRY L., JR.
BOSS, DAVID W.
BRAGG, ROGER & BARBARA
BRAMLETT, EUGENE & SUZAN
BURAS et al, CHARLES
CABRERA, BARBARA
CAPUTO, STEPHEN S.
CARLSON, RICHARD A.
CARMACK, HERBERT & LACY
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.
COOK, LAWRENCE H., JR.
COOK, PAUL & LORI
COTMAN/LITTLE, TAMMY/MICHELLE
COUEY, MARLON & LISA
COUNSELMAN, CORY D.
DALRYMPLE, DAVID & TERRY
DANE, ANNE HILTON ROY
DANIELSON, BART A.
DAWLEY, HAROLD & LINDA
DAWLEY, MICHAEL D.
DEFRAITES III, SYDNEY & ANGELA
DIAZ, BARRETT & REBECCA
DIPASCAL, AMELIE W.
DISHER, GEORGE & PEGGY
DOMING, LORRAINE E.
DONELON, JAY & JANINE
DURNING, JEANNE B.
ELKINS, ZACK
ELLIS, MARK E.
FACILLE, AMY RITA
FANDAL, MICHAEL PAUL
FREAS, ROBERT S., JR.

FRIDGE, JOHN & ELLEN
GARDNER, GLENN H. & JENNIFER
GAUDIN, HILARY & MARY
GEDDES, RICHARD & RHONDA
GILBERT, ELIZABETH
GREMILLION, SCOTT & WENDY
HARBOUR, WAYNE C. AND LISA
HARRELL SR., PERRY J.
HARRIS, JOHN S. & ELAINE F.
HEMPHILL, CHRISTINE R.
HOLLINGSWORTH, DAVID AND ROBIN
HOOVER, GWEN SEAMON, RAY (PP)
HOOVER, PAUL & GWEN
HRUBES, KIMBERLY
IVERSON, GREGORY
JAYNES, LAUREN & ANGELA
JOHNSON, MINNIE
JOHNSON, RUBY LOUISE ESTATE
JUSTICE, JACQUELINE P. - BENTZ, SHELLEY
KERST, DONALD & TERRI
KIRKPATRICK, JAMES R.
LADNER, RONALD & LAURA
LAHITTE, LENARD J.
LEE, NIYOKIA
LENNARD, DAVID & CONNIE
LENTZ, STACY
LOGAN, JOHN E.
LOWE, JUDY
LYELL, COULTON
LYLE, RHONDA T.
MAJORS, NED B.
MANASCO, CHRISTOPHER
MARTIN, PETER & ROXANNE
MATHES, DAVID
MATTHEW, IRENE B.
MATTHEWS, PAUL L.
MENTZ, WILLIAM
MICHEL, ROBERT
MILLAUD, EARL M.
MOORE, LAUREN MICHELLE
MORTILLARO, THOMAS A. AND JODI T.
MS REALTY TAX FINANCE, INC
MURALI, ARTI S.
NIOLET, SCOTT AND JENNIFER HENDRICK
NODURFT, ERIC J.
NODURFT, MARK B.
NORTHROP, A. K.
OHMAN, MARK
OWEN, CAROLYN T.
PATEL, VIREN AND MITA
PAVOLINI, HANNAH
PDEL DEVELOPMENTS, LLC -DELGER, P
PENEGUY, WILLIAM OLIVER
PEPPERMAN, SCOTT & JENNIFER
PLEASANT ANCHOR CONDO - NUC
PRAZNOVSKY, REBECCA
RANDLE, JOHN EDWARD AND MICHELE

REINIKE, JODY R. & AMANDA L.
RHODES, CHARLENE
RITTER, JOHN D.
ROBERT-KISSEL, JONATHAN & PETER
SALCEDO, EDWARD T.
SALYERS, ROGER
SANDO, MARK A. & CATHY
SCARBOROUGH, GRADY A.
SCEARCE, R. & SUSAN RULIFFSON
SCHEXNAYDRE, CARL & SARA
SCHMIT, JOSHUA AND TIEN TSE NECAISE
SCOTT IV, NAUMAN S.
SERIO, KELLE M.
SERIO, RICHARD & PEGGY
SHIPPEY, PAUL
SIMOS, MARK A.
SIMS, BOBBY G.
SKINNER, KENTUCKY R.
SKINNER, NATALIE F.
SLAUGHTER, CATHERINE R.
SPANHOFF L.L.C., R.W.
STEIN, ANNE K.
STEWART, ROBERT C.
STOVALL, JR. CLEMENT & DEBORAH
STROUT/RODRIQUE, LAWRENCE/PENNY
SUDDUTH, BRITT K.
SWANSON, ARTHUR & STACY
SZCZECOWSKI, CARL
TACONI, CHARLES
TAYLOR, EDWARD & MELBA
TAYLOR, FRANCES R.
TAYLOR, MICHAEL E. & SHERYL F.
THOMPSON, JAMES
TILLMAN, RICHARD DARREN & LISA
TILLMAN, SR. EDWARD & LISA--E & L INVEST
TOMASZEWSKI, ANDREW D.
TOOMER, THOMAS TYRONE
TRIPP, CLARA J.
TRUDEAU, BRYAN A.
TRUEBA, ROBERT AND VILMA
ULRICH, JOHN, JR. & TRACY AND REXROAD, K.
VANN, TIMOTHY S
VARISCO, JR., VINCENT J.
VERRETT, ALEXANDER
WAGNER, RICHARD MARK
WARD, MATTHEW
WATSON, ESPERANZA
WEAVER, KEITH A. AND JENNIFER BALL
WEGENER, EDWARD
WELLEMAYER, WILLIAM R.
WHAVERS, JACQUELINE L.
WHITE, CARL J.
WILLIAMS, JAMES R. & CATHERINE
WITTMANN JR, KENNETH C.
YARRINGTON, FLOYD & IRMA C.
YOUNG, PAUL T.