

# Timber Ridge POA Newsletter



## 2012 BOARD OF DIRECTORS

### PRESIDENT

Kim LaRosa

### VICE PRESIDENT/GOLF

Brian Kett

### TREASURER

Jim Hoskins

### SECRETARY

David Goff

### SECURITY/POOL

Patrick Klause

### MEMBER LIAISON

Sara Montjoy

### TREASURE POINT

Sean Anthony

### GROUNDS MAINTENANCE

Rimmer Covington Jr.

### ARCHITECTURAL COMMITTEE

Rene St. Paul



## MONSTER MASH

**Saturday, Oct 27th from 5-9 at the TRPOA POOL**

There will be children and adult costume contests and prizes, games, hay rides, food and music.

Bring what you want to drink and come out for some Family Halloween Fun!

Reminder signs will be posted at the entrances.

We are in the processing of working on a lot of other fun community events!

Call Amber Favre for details 228-342-0041



TIMBER RIDGE POA  
150 Country Club Drive  
Pass Christian, MS 39571  
[poaoffice@timberridgepoa.org](mailto:poaoffice@timberridgepoa.org)  
[www.timberridgepoa.org](http://www.timberridgepoa.org)

### OFFICE STAFF

Terie Velardi  
Deanna Perkins  
228-452-7231

### SPECIAL EVENTS

Amber Favre  
228-342-0041

## Finance Update

As of June 30, 2012, the TRPOA's assets were valued at \$461,000, with cash in the bank of approximately \$212,000. This is slightly better than last year, due in part to the collections of old accounts, such as past dues and covenant violations. The accounts receivable (how much money the TRPOA is due) was \$209,000. This is higher than last year also due to covenant violations. Fixed assets (capital improvements) remain at approximately \$242,000. Operating expenses are running slightly higher than the prior year \$15,695 this is made up of three accounts – Depreciation \$3,000, Insurance \$2,000 and Legal fees \$10,000.

Remember that the TRPOA dues are normally collected once each year in April, the money collected has to fund the regular operations of the office and the maintenance of the Timber Ridge community for the entire year. Overall the TRPOA continues to improve financially, with the monthly statements being sent to those past due accounts and the publishing of past due members in the newsletter this is expected to continue.

**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.

**SECURITY SERVICES CONTRACT UPDATE**

As noted at this year's annual meeting, the outgoing TRPOA Board of Directors voted to put on hold the review of security services to allow the new Board to undertake a more thorough review. At the October Board meeting, the new Board voted in favor of terminating the services of the current security provider, under the current arrangement, effective Friday, October 19, 2012. This decision was taken after a significant amount of effort and review by Board members.

The Board is now soliciting updated bids from various securities service suppliers (including our current provider) with the objective to have in place a new security services "agreement" within the next four to five weeks. The new security services agreement will require the successful company to provide their own insurance and will require that various service levels are achieved with respect to reporting, coverage, standards, etc. The TRPOA Board believes that providing an appropriate and professional level of security service to our community, in a cost effective manner, is in the best interests of all of our residents and property owners.

Earlier this year, the Board did received input, both in written form and verbally, from a good number of members on this important issue. All of this information has been noted by the Board. If other members in good standing have additional input for the current Board, we encourage you to please submit that input in writing to the TRPOA office or by emailing the input into the office before the end of October. If a member has new input that they feel needs to be presented to the board, please contact the office to request an opportunity to present this to the Board at the next planned Board meeting. The established procedures to get on the Board meeting agenda have not changed and the office staff can assist you in answering any questions you may have with respect to those procedures.

**SECURITY GENERAL**

There have been a few incidents of vehicles being broken into in Pass Christian the past few weeks so we want to remind our residents to lock their vehicles and **do not** keep any valuables in them. Also, we have received a report of lawn equipment being stolen from underneath a few homes in Timber Ridge.

If you want to report a crime or suspicious activities please call:

**Pass Christian Police Department at 228-452-3300.**

The security cameras at Treasure Point have been installed and are in operation. Security cameras at each of the main entrances will be installed in the next few weeks.

**TRPOA COVENANTS**

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. Some of the main issues that we constantly battle are keeping lawns and properties neat and cut, cargo trailers, boats and RV's out of sight or behind the sill of your home, and vehicles off of lawns.

We send all property owners that choose not to obey covenant regulations the same letter and subsequent fines if they do not comply.

We encourage all property owners to call the TRPOA office if you see repeat offenders to make sure that the TRPOA Board is aware of the problem!

The bottom line is that we all want the same end result.... a well maintained and nice place to live. So let's all do our part Timber Ridge!

**Timber Ridge Road and Sewer Upgrades**

The project completion date for the sewer and road way upgrades is May 5, 2013. For further information please contact the City of Pass Christian Public Works directly at 452-3308.

**ATV-GOLF CART ISSUES**

It has come to the attention of the TRPOA through multiple complaint emails and phone calls that Golf Carts and ATV's are being driven by children in the Timber Ridge subdivision.

Golf Carts and ATV's are in fact a motorized vehicle which means the driver needs to have a valid driver's license in order to operate either by law.

Golf Carts driven by unlicensed drivers can be impounded by the Pass Christian Police Department.

Please do your part by keeping Timber Ridge safe by reporting any issues with this you witness to the Pass Christian Police Department non-emergency phone line at 228-452-3300.

**HURRICANE ISAAC**

Overall the TRPOA survived Hurricane Isaac with no major damage. Prior to the storm's arrival the bath house and pool pumps were removed and the electronic mechanisms to the Treasure Point Gate were removed. These removals were in addition to work done by the office staff to ensure there was no lost data due to the storm.

As of today October 1<sup>st</sup> all things have returned to normal. The bath house was the last item returned and there are two reasons for that:

1. The ground was too wet to bring the bath house back.
2. There was a little hesitation in bringing it back and having to pull it out again in the case of another storm.

The POA worked with a local contractor to get debris in common areas to large pick up point to enable the City to remove the debris timely. The City didn't get clean up funds for removal and had to rely on existing funds to get this done.

Thanks to all of you who were patient during this process. To those of you who were less than patient your concerns have been noted.

**ATTENTION DOG OWNERS!**

Due to increasing complaints about dogs off leash and the fact that the TRPAO has no jurisdiction in the matter, PC animal control will be increasing their patrol through the Timber Ridge subdivision. According to PC animal control procedures dogs off leash will be picked up and held for a period of time. When the dog is unclaimed it will then be sent to the Harrison County Humane Society for adoption or to be euthanized. PC animal control has offered their services regarding roaming dogs. Contact Karen for assistance at 228-452-3308

No one wants to see this happen so please take responsibility for your pet by securing their safety and those of others in the community.

Please note that there is a leash law within the city limits of Pass Christian which also pertains to Timber Ridge.



**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.

**Renters In Timber Ridge**

TRPOA represents property owners within Timber Ridge

Renters are the responsibility of the property owners.

Security access to Treasure Point and the pool are provided to property owners in good standing only.

As a property owner, if you elect to give your renter your access to Timber Ridge amenities, this is your relationship and is not managed by the TRPOA office. The property owner will also be held responsible for their renter's actions within these secured areas.

**Upcoming Dates and Events**

**Monster Mash**

Saturday, Oct 27<sup>th</sup>, 2012

**Pool Closing**

November 1st, 2012

**Mardi Gras Parade**

February 2nd, 2013

**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.*

590 ROYAL PINE, LLC- KELLY, JERRY	COAST INVESTMENTS INC - OWEN	JENNINGS, RONNIE AND CATHLEEN
ABRIL, MARIA E.	COBB, III, JAMES A & MONIQUE	JOHNSON, LEVIE
ADAMS, HILDEARD	COLLINS, JOHN F.	JOHNSON, MINNIE
ANDERS, KEYTON B.	COOK, CAROL G.	JOHNSON, RUBY LOUISE ESTATE
AUBEL, PETER H VAN	COOK, LAWRENCE H., JR.	JOHNSTON, MARGARET
AUSTIN C/O CORLIS AUSTIN	COOK, PAUL & LORI	JUSTICE, JACQUELINE P.
BAGUR, JACQUES	COONEY, BRIAN J. & LYNNE	KEEL, MARGO M.
BALDERAMOS, CIRILO	DALRYMPLE, DAVID & TERRY	KEEL, MICAH & JENNIFER
BARNETT, ROBERT A.	DAMONTE, LLOYD M.	KELLER, LAURA A. AND GREENE, LUCY
BARRETT, JACK M. ESTATE OF	DANIELSON, BART A.	KELLY, JERRY JR. & LISA
BARTMAN, CHRIS & MARCY	DAWLEY, HAROLD & LINDA	KESSEN, ET AL, CORY
BEALE, NICHOLAS	DAWLEY, MICHAEL D.	KIRKPATRICK, JAMES R.
BENTZ, ROBERT H. & SHELLEY H.	DEFRAITES III, SYDNEY & ANGELA	LA HOME-Foreclosure
BERG, ERIC S.	DESCANT, JOSHUA J.	LA MARTINA, DOMINICK & LISA ANN
BILY WAGNER PROPERTIES, LLC.	DIPASCAL, AMELIE W.	LAHITTE, LENARD J.
BONCK, HAROLD I.	DISHER, GEORGE & PEGGY	LAYNE, DOROTHY DARLENE
BONNEY, HENRY L., JR.	DOMING, LORRAINE E.	LEBOUEF, RALPH
BONNEY, WILLIAM H. AND KAREN L.	DUFRENE, JOHN A. AND LISA D.	LEE, NIYOKIA
BOSS, DAVID W.	ELLIS, MARK E.	LENNARD, DAVID & CONNIE
BOURGEOIS, WARREN	FANDAL, MICHAEL PAUL	LENTZ, STACY
BRAGG, ROGER & BARBARA	FEATHERLY, LYNN	LEYSER, RICHARD C. & GEORGIA
BRAMLETT, EUGENE & SUZAN	FREAS, ROBERT S., JR.	LOWE, JUDY
BRENNAN, OWEN AND MEGAN	FRIDGE, JOHN & ELLEN	LOZANO, THOMAS R.
BURAS et al, CHARLES	GAGLIARDI, ROBERT P. AND SARA M.	LYELL, COULTON
CARLSON, RICHARD A.	GEDDES, RICHARD & RHONDA	MAHLER, KAYCE R.
CAROUSEL, ROBERT & LAURA	GIL, EDWARD L., JR.	MAJORS, NED B.
CASEY, DENNIS	GILBERT, ELIZABETH	MARSHALL, GARY V. AND KIMBERLY J.
CAVAZOS, TARA E. & GARY	GUPTA-LUU-PATEL	MARTIN, BRUCE K. AND KATHY GWEN
CAZABON, PEDRO & TIFFANY	HARBOUR, WAYNE C. AND LISA	MARTIN, CYNTHIA R.
CHAVERS, DAVID MAXWELL	HARRELL SR., PERRY J.	MARTIN, PETER & ROXANNE
CHRISTIAN, ALBERT JAMES	HATCH, ALFRED R.	MATHES, DAVID
CIARLARIELLO, MARK A.	HEMPHILL, CHRISTINE R.	MAY, VIRIA J.
CLIMIE, JOHN C. & ELIZABETH	HOLLINGSWORTH, DAVID AND ROBIN	McARTHUR, RONALD D.
	HOOVER, PAUL & GWEN	MCCAULEY-VINCENT, MARION
	JENKINS, RYAN B. AND RHONDA J.	

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McGOEY, KEITH W. & PATRICIA	SCHEXNAYDRE, CARL & SARA	ULRICH, JOHN, JR. & TRACY AND REXROAD, K.
MENTZ, WILLIAM	SCOTT IV, NAUMAN S.	VERCHINSKI, EVELYN J.
MICHEL, ROBERT	SEARS, NANA RUTH	VERRETT, ALEXANDER
MOORE, JERMAINE	SEUZENAU, SHELDON & SUSAN	WAGNER, RICHARD MARK
MOORE, LAUREN MICHELLE	SHIPPEY, PAUL D.	WALTERS, STEVE & SUSAN
MORTILLARO, THOMAS & JODI T.	SIMS, BOBBY G.	WARD, MATTHEW
MOWBRAY, PAULETTE A.	SKINNER, NATALIE F.	WATSON, ESPERANZA
MS REALTY TAX FINANCE, INC	SLAUGHTER, CATHERINE R.	WEAVER, KEITH A. AND JENNIFER BALL
MURALI, ARTI S.	SPANHOFF L.L.C., R.W.	WELCH, KEITH A.
NIOLET, SCOTT & JENNIFER HENDRICK	ST. PAUL, WALKER WALLACE	WHITE, CARL J.
NODURFT, MARK B.	STAMP, CARLTON	WOOD-FORE, BLAKELY
NORTHROP, A. K.	STANDFUSS, BRUCE & CHANTEL.	YARRINGTON, FLOYD & IRMA C.
OBERLIES, GERALD E., JR.	STEIN, ANNE K.	YOUNG, PAUL T.
OHMAN, MARK	STEWART, ROBERT C.	
OREL, VALENTINE & ERICA	STOVALL, JR. CLEMENT & DEBORAH	
OWEN, CAROLYN T.	STROUT/RODRIQUE, LAWRENCE/PENNY	
PEPPERMAN, SCOTT & JENNIFER	SUDDUTH, BRITT K.	
PEPPERMAN, ALFRED F	SWANSON, ARTHUR & STACY	
PERKINSON, REMUS O. & ELSA	SWITZER, CHARLES & TRICIA	
PLANETTA CUSTOM HOMES,L.L.C.	SZCZECHOWSKI, CARL	
PLANETTA, JR., VICTOR M.	SZEGFU, LASZLO & DIANA	
PURPURA, JR., ROSARIO & LESLIE	TACONI, CHARLES	
RANDLE, JOHN EDWARD & MICHELE	TAYLOR, EDWARD & MELBA	
REEVES, JESSICA	TAYLOR, MICHAEL E. & SHERYL F.	
REINIKE, JODY R. & AMANDA L.	TERRY, GALE E.	
RITTER, JOHN D.	THOMPSON, JAMES	
SALCEDO, EDWARD T.	TILLMAN, DONALD AND SHIRLEY	
SALIBA, MARY HELEN	TILLMAN, SR. EDWARD & LISA	
SALYERS, ROGER	TOMASZEWSKI, ANDREW D.	
SANDO, MARK A. & CATHY	TOOMER, THOMAS TYRONE	
SCARBOROUGH, GRADY A.	TRIPP, CLARA J.	
SCEARCE, R. & SUSAN RULIFFSON	TROPICAL CUSTOM HOMES	
SCHERER, DEBORAH	MURRAY JR., JAMES	
	TRUDEAU, BRYAN A.	
	TRUEBA, ROBERT AND VILMA	