

Timber Ridge POA Newsletter



2012 BOARD OF DIRECTORS

President

Kim LaRosa

Vice President/Golf

Brian Kett

Treasurer

Jim Hoskins

Secretary

David Goff

Security

Patrick Klause

Covenants

Sara Montjoy

Treasure Point

Sean Anthony

Grounds Maintenance

Rimmer Covington Jr.

Pool

Patrick Klause



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150 Country Club Drive
Pass Christian, MS 39571
poaoffice@timberridgepoa.org
www.timberridgepoa.org

OFFICE STAFF

Terie Velardi
228-452-7231

SECURITY PATROL

Tommy Piernas
222-1031

New Board Member and Officers – by Kim La Rosa

As of the annual meeting the TRPOA has four new Board members and one returning member, new members are Jim Hoskins, Rimmer Covington, Jr., Rene St. Paul and David Goff. Brian Kett was elected to a new three year term. The TRPOA Board has elected officers for the next year they are President – Kim LaRosa, Vice-President Brian Kett, Treasurer Jim Hoskins and Secretary David Goff. Board members take on particular areas of operations and I feel it is important for the members to know which Board member concentrates on which area:

Grounds and Maintenance – Sean Anthony

TRPOA Member Liaison – Kim LaRosa (Board) – Amber Favre (Member Volunteer)

Covenants – Sara Montjoy

Security – Patrick Klause

Pool – Patrick Klause (Board) and Carl LaRosa (Member Volunteer)

City/Government Liaison – Sean Anthony

Capital Improvements – Kim LaRosa

Treasure Point – Sean Anthony

PCI/Golf Liaison – Brian Kett

Ground Maintenance – Rimmer Covington Jr.

To Be Determined – Rene St. Paul

TRPOA Member Liaison by Kim La Rosa

I am pleased to announce that Amber Favre has agreed to chair a new position, Timber Ridge Member Liaison. In Amber's new role she will coordinate event chairpersons who head events in Timber Ridge, such as Monster Mash, the Halloween event for the children, Spring Fling, the adult Treasure Point party and the annual Timber Ridge Clean up. In addition to reviving some old events Amber and her group of eager volunteers will continue to develop new ideas for events for TRPOA members. Amber will report to the Board monthly on events she and her group have planned, on the success of the events held and on feedback that she is hearing from the members.

Please join the Board and me in congratulating Amber in her new role. Also, anyone interested in volunteering to assist with an event, etc. Please contact Amber at (228)-342-0041 or Amber@treatedmaterials.com

TRPOA Monthly Board Meetings By Kim LaRosa

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 we discussed this at the annual meeting), confidential information is discussed during the 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 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 any 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.

Financial Information by Kim LaRosa

As of May 31, 2012, the TRPOA’s assets were valued at \$479,000, with cash in the bank of approximately \$225,000. 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 \$223,000. This is higher than last year also due to covenant violations. Fixed assets (capital improvements) and insurance expense is up \$31,000 over last year due to improvements that have been made in the past year – this doesn’t reflect all of the additions made at the pool, since most of those were paid in June 2012 and are not showing on the current statement. 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. Due to payment of annual dues continuing into May, the income statement shows a net income of \$43,000, slightly higher than the previous year of \$41,000. Overall the TRPOA continues to improve financially, and with this next collection effort this should continue.

Communication by Kim LaRosa

Prior to the annual meeting and at the annual meeting, there was an overwhelming request for more information from the TRPOA Board. Last year, a delayed newsletter, a failure to have the website updated with the December newsletter, and the old fashioned rumor mill added to the frustration over what was seen as a lack of effort by the board to effectively communicate to our TRPOA members. I write this article today from myself and the Board to assure all members that starting now; there will be a consistent effort to provide current information to all members. Our newsletter will be published 4 times a year – July, October, January and April. Going forward, in our efforts to be green, and to save postage costs, the newsletter will be emailed to you unless you notify the office that you would like to receive your copy in another format. Please be sure the TRPOA office has a current email address on file for you by emailing the office at poaoffice@timberridgepoa.org. Perhaps the easiest way to access our newsletters is to just read it on-line by accessing our website (www.timberridge.org) or even print your own hard copy right from there. You could also stop by the clubhouse and pick up a copy at the TRPOA office. The most recent board meeting minutes will also be posted to our website.

Court Cases by Kim LaRosa

For those of you who attended the annual meeting, you heard that the TRPOA has stopped filing court cases against members who have not paid their annual dues, as we were awaiting cases that had been appealed to County Court. The judge has finally ruled in one case in the TRPOA's favor. There is an additional case that chose to follow the first case's ruling, so this second case will be ruled in the TRPOA's favor, also (the ruling has not been sent to counsel). This ruling will serve as a basis for all future filings. If there is ever a future question as to the legality of suing over past due annual dues, the TRPOA representative will be able to present these rulings as evidence. To date 114 court cases have been filed and one case is pending on appeal. So, it is time to roll up our sleeves and start working on filing suit against the folks whose names were posted at the annual meeting.

CONSTRUCTION By Sean Anthony

I have spoken with the City Engineer (Bob Escher, P.E. w/ A. Garner Russell and Associates) in regards to the construction projects (roadways, sewer and drainage) within Timber Ridge. The official start date of the contract is July 9th, 2012 with a total contract time of 300 calendar days (10 months). Mr. Escher has communicated with the contractor and emphasized the importance of allowing sufficient ingress and egress throughout construction and the maintaining of the roadways. Huey Bang, Timber Ridge's Alderman is the City's point of contact for the most up-to-date information. Huey's email address is hueybang@cableone.net and his phone number is 228-452-4049.

Security – by Patrick Klause

We want to remind the residents of Timber Ridge to be vigilant and keep an eye out for anything that seems suspicious. This has worked very well for us and there has been little crime reported in our neighborhood. The Pass Police have encouraged us to call them and report anything that might look like it is or could lead to a criminal act. Their average response time is about two minutes.

In our previous newsletter it was mentioned that we have discussed with City of Pass Christian officials the possibility of closing off certain streets and/or making them "one way". The overall consensus is that closing off streets is not an option, but making some streets "one way" could still be considered. The Timber Ridge Board has decided to put this topic on hold for now.

We have recently installed a security camera at the swimming pool. In the next few weeks we will be installing cameras at Treasure Point. Soon after this we will install cameras at the main entrances on North Street and Henderson Street.

If there is an emergency or you need to report a crime please dial 911 and report it to the Pass Christian Police Department. For non emergencies call them at 228-452-3301 or 228-452-3302. Also, their website has a map showing crime in the area that is updated each week. It can be found at www.ci.pass-christian.ms.us/police.

As discussed at the annual meeting the security provider is still in the review process and will be dealt with by the new board.

Past Due Members by Kim LaRosa

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 within terms or other fees and their facility access cards are cut off. The names will be published in the quarterly newsletter 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.

Pool Update By Kim LaRosa and Patrick Klause

If you have not had a chance to see the Timber Ridge pool, please make an effort to drive by and see the great changes. The new bath house is open, landscaping is done, a new fence is up and a camera has been installed. The camera will allow incidents such as vandalism to be investigated quickly and the offenders to be punished. The new fence has decreased the number of non-residents who were using the pool during the construction process. The handicap port-o-let will remain during the pool season to allow residents with disabilities access a bathroom facility. The pool is no longer closed on Tuesday for routine maintenance. Lifeguards are on duty 7 days a week 9am until 7pm. Some of you may have noticed that we have been experiencing some discoloration of the pool water. We think we have finally diagnosed the problem. Thank you all for your patience. What's next? There have not been enough chairs and chaises for members at certain peak times, so within the next 3 – 4 weeks 14 new chairs should arrive and a number of the broken chairs will be repaired. Lastly, if you see a problem at the pool please report it to the life guard, if the life guard is not on duty contact Patrick Klause, TRPOA Board member or Carl La Rosa, volunteer (228)669-4018. So, enjoy the pool and its amenities this season!



**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 August 1, 2012. Compensation will be dependent upon experience. Submit resume via email to: poaoffice@timberidgepoa.org

TRPOA Member Liaison First Event:

FAMILY BBQ AND POOL PARTY!

**Friday, August 3rd
6:30 until 10:00 PM
Timber Ridge Pool**



The TRPOA will provide a grill, side items, paper products, canned drinks and water. Bring what you would like to put on the grill and join in the fun!

Treasure Point by Sean Anthony

The Board has authorized the replacement of the gate and all associated fencing at treasure point. Work is scheduled to begin July 23rd, 2012 with duration of 5 working days. The means and methods by which we are going to install will allow for full access to Treasure Point with NO interruption in service.

The Board has authorized the purchase of “No Parking Between Signs” signage to be placed in the opening North of the boat launch in an effort to allow boaters easier ingress and egress when boating. Furthermore this will prevent boaters from parking their vehicles and trailers in front of the boat ramp thus eliminating the parking / congestions issues we have recently experienced. The signage will be installed as soon they are received. Please note that the signage will reflect “violators will be towed at owner’s expense”. It is not the Board’s intent to implement this process however repeat offenders will be subject to these standards. Cameras are being installed and offenders will be recorded.

We will start scoping the work required on the bulkhead as a whole over the next couple of months. It is the Board’s intent to then take pricing for the same and start budgeting for work required. We recognize that this is going to be a substantial capital expense to the POA and are already looking into possibly prioritizing certain areas of the bulkhead and phasing out the repairs rather than repairing the bulkhead as a whole. It is the Board’s intent to explore all options prior to making any decisions.

We will be addressing the “concrete” issue at the next mean low tide to allow for access this area. I would guess this will probably take place during the winter months when we get our winter low tides. Once we access and inspect the area of concern it is the Board’s intent to then move forward with repairs.



Renters In Timber Ridge

TRPOA represents property owners within Timber Ridge, renters are the responsible 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 the Timber Ridge amenities, this is your relationship and is not managed by the TRPOA office. The property owner is also responsible for their renters actions within these secured areas.

Did you know that according to TRPOA covenants:

-All vehicles must be parked on driveways. Cargo vans or trailers, heavy equipment, boat trailers, motor homes, recreation vehicles, & trucks exceeding ¾ a ton must be stored behind the first still of the home.

-All lots must be maintained in a presentable condition. This means keeping the grass & overgrowth trimmed & edged, & no unsightly boxes, cans, rags, inoperable boats or vehicles, or other debris shall be stored or kept on the property within view of other lot occupants and the community in general.

Upcoming Dates and Events

Family Bingo PCI Clubhouse

July 24th, 2012

Family BBQ & Pool Party

August 3rd, 2012

TRPOA Pool:

Lifeguards Last Day

September 3rd, 2012

Pool Closing

November 1st, 2012

TELEPHONE NUMBERS

Pass Christian Police –
Non Emergency
452-3300

Pass Christian Code office
452-3316/452-3324

Pass Christian Public
Works 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.

The following is a list of past due members which will now be in all newsletters. The TRPOA board made this decision after the annual meeting in June 2012.

ABRIL, MARIA E.	CAZABON, PEDRO & TIFFANY	GRADY, SCOTT & SHERRY
ADAMS, HILDEARD	CHAMPAGNE, MICHAEL	GUPTA-LUU-PATEL
ALLISON, BOBBY	CHAUVERS, DAVID MAXWELL	GUTHRIE, ROBERT C.
ANDERS, KEYTON B.	CHIN-BING, STANLEY	HALL, JULIE GAMBURG
ARGOTE, JOHN R. & MARIA F.	CHRISTIAN, ALBERT JAMES	HARBOUR, WAYNE C. AND LISA
ARSENEAUX, ARTHUR & ANGELLE	CIARLARIELLO *, MARK A.	HARRELL SR., PERRY J.
AUBEL, PETER H VAN	CLIMIE, JOHN C. & ELIZABETH	HATCH, ALFRED R.
AUCHMUTY, Foreclosure	COAST INVESTMENTS INC - OWEN	HEISEY, GARY AND SUSAN
AUSTIN C/O CORLIS AUSTIN	COBB, III, JAMES A & MONIQUE	HEMPHILL, CHRISTINE R.
BACKE, BETSEY	COLLINS, JOHN F.	HOGAN, ROY H. & BONNIE W
BAGUR, JACQUES	COMMANDER, AURORINA C.	HOLLINGSWORTH, DAVID AND ROBIN
BALDERAMOS, CIRILO	COOK, CAROL G.	HOOVER, GWEN SEAMON, RAY (PP)
BARNETT, ROBERT A.	COOK, LAWRENCE H., JR.	HOOVER, PAUL & GWEN
BARRERE ROBERT	COOK, PAUL & LORI	HRUBES, KIMBERLY
BARRETT, JACK M. ESTATE OF	COONEY, BRIAN J. & LYNNE	JENKINS, RYAN B. AND RHONDA J.
BARTMAN, CHRIS & MARCY	COUEY, MARLON & LISA	JENNINGS, RONNIE AND CATHLEEN
BEALE, JEAN	CRUTHIRDS, CHRISTINA MILES	JOHNSON, LEVIE
BEALE, NICHOLAS	DALRYMPLE, DAVID & TERRY	JOHNSON, MINNIE
BENTZ, ROBERT H. & SHELLEY H.	DAMONTE, LLOYD M.	JOHNSON, RUBY LOUISE ESTATE
BERG, ERIC S.	DANIELSON, BART A.	JOHNSTON, MARGARET
BERTUCCI, RUTH & BRYAN	DAWLEY, HAROLD & LINDA	JONES, CLYDE
BIERMANN, STEVEN F.	DAWLEY, MICHAEL D.	JUSTICE, JACQUELINE P.
BILLUPS, WALTER G.	DEFRAITES III, SYDNEY & ANGELA	KEEL, MARGO M.
BILY WAGNER PROPERTIES, LLC.	DELIA MICHAEL W. AND TRACEY A.	KEEL, MICAH & JENNIFER
BONCK, HAROLD I.	DESCANT, JOSHUA J.	KELLER, LAURA A. AND GREENE, LUCY
BONNEY, HENRY L., JR.	DIPASCAL, AMELIE W.	KERST, DONALD & TERRI
BONNEY, WILLIAM H. AND KAREN L.	DISHER, GEORGE & PEGGY	KESSEN, ET AL, CORY
BOSCH, BRIAN & CLAIRE	DOMING, LORRAINE E.	KIRKPATRICK, JAMES R.
BOSS, DAVID W.	DUFRENE, JOHN A. AND LISA D.	LA HOME-Foreclosure
BOUDREAUX, ANGELE	DUGGINS, DAVID B.	LA MARTINA, DOMINICK & LISA ANN
BOURGEOIS, WARREN	EAGAN, CATHERINE C.	LABRUZZO, LAURIE L.
BOYD, TED R.	EDRINGTON, BRIAN KIRK	LADNER, RONALD & LAURA
BRAGG, ROGER & BARBARA	ELLIS, MARK E.	LAHITTE, LENARD J.
BRAMLETT, EUGENE & SUZAN	FANDAL, MICHAEL PAUL	LAYNE, DOROTHY DARLENE
BRENNAN, OWEN AND MEGAN	FEATHERLY, LYNN	LEBOUEF, RALPH
BRIGHT, ASHLEY	FLETRICH, CARL F.	LEE, NIYOKIA
BURAS et al, CHARLES	FORESTIERE, RITA	LENNARD, DAVID & CONNIE
CABRERA, BARBARA	FREAS, ROBERT S., JR.	LENTZ, STACY
CARLSON, RICHARD A.	FRIDGE, JOHN & ELLEN	LEVY, AARON & KELLEY
CARMACK, HERBERT & LACY	GAGLIARDI, ROBERT P. AND SARA M.	LEYSER, RICHARD C. & GEORGIA
CAROUSEL, ROBERT & LAURA	GEDDES, RICHARD & RHONDA	LIN, FANG-JEN
CARVER,Foreclosure	GIL, EDWARD L., JR.	LOGAN, JOHN E.
CASEY, DENNIS	GILBERT, ELIZABETH	
CAVAZOS, TARA E. & GARY	GOODEN HOLDINGS OF FLORIDA, LLC	

LOWE, JUDY
 LOZANO, THOMAS R.
 LYELL, COULTON
 LYLE, RHONDA T.
 LYNCH, DANIEL BRIAN
 MAHLER, KAYCE R.
 MAJORS, NED B.
 MARSHALL, GARY V. AND KIMBERLY J.
 MARTIN, BRUCE K. AND KATHY GWEN
 MARTIN, CYNTHIA R.
 MARTIN, PETER & ROXANNE
 MATHES, DAVID
 MAY, VIRIA J.
 McARTHUR, RONALD D.
 MCCAULEY-VINCENT, MARION
 McCLOSKEY, BETHLYN
 McGOEY, KEITH W. & PATRICIA
 MENENDEZ, MARK A.
 MENTZ, WILLIAM
 MICHEL, ROBERT
 MOORE, JERMAINE
 MOORE, LAUREN MICHELLE
 MORTILLARO, THOMAS A. AND JODI T.
 MOWBRAY, PAULETTE A.
 MS REALTY TAX FINANCE, INC
 MURALI, ARTI S.
 NGUYEN, JON NICK
 NIOLET, SCOTT AND JENNIFER HENDRICK
 NODURFT, MARK B.
 NORTHROP, A. K.
 O'BRIEN, Foreclosure
 OATIS, EDWARD & ERIN
 OBERLIES, GERALD E., JR.
 OGLESBY, DONALD A.
 OHMAN, MARK
 OLAIVAR, RICHARD C. AND MARQUEZ, LARRY
 ORCHARD, PAUL
 OREL, VALENTINE & ERICA
 ORGLER, MARK C.
 OWEN, CAROLYN T.
 PATEL, VIREN AND MITA
 PEPPERMAN, SCOTT & JENNIFER
 PEPPERMAN, ALFRED F
 PERKINSON, REMUS O. & ELSA
 PICHON, JOSEPH
 PLANETTA CUSTOM HOMES,L.L.C.
 PLANETTA, JR., VICTOR M.
 POARCH WARREN H LLC
 POLUK, WILLIAM P. & MELINDA
 PURPURA, JR., ROSARIO AND LESLIE
 RANDLE, JOHN EDWARD AND MICHELE
 RAWSON, JERRY L
 REEVES, JESSICA
 REINIKE, JODY R. & AMANDA L.
 RITTER, JOHN D.
 SALCEDO, EDWARD T.
 SALIBA, MARY HELEN
 SALYLERS, ROGER
 SANDO, MARK A. & CATHY
 SCARBOROUGH, GRADY A.
 SCEARCE, R. & SUSAN RULIFFSON
 SCHERER, DEBORAH
 SCHEXNAYDRE, CARL & SARA
 SCHULTZ, MATTHEW J. & CATHY
 SCOTT IV, NAUMAN S.
 SEARS, NANA RUTH
 SELLARS, PATRICK
 SEUZENAU, SHELDON & SUSAN
 SHIPPEY, PAUL D.
 SIMS, BOBBY G.
 SKINNER, NATALIE F.
 SLAUGHTER, CATHERINE R.
 SOLLENBERGER, JR., DAVID & SHIRLEY
 SPANHOFF L.L.C., R.W.
 ST. PAUL, WALKER WALLACE
 STAMP, CARLTON
 STANDFUSS, BRUCE A. AND CHANTEL S.
 STAREK, ROBERT & MARGARET
 STEIN, ANNE K.
 STEWART, ROBERT C.
 STOUTZ, JR., EDWIN A.
 STOVALL, JR. CLEMENT & DEBORAH
 STROUT/RODRIQUE, LAWRENCE/PENNY
 SUDDUTH, BRITT K.
 SWANSON, ARTHUR & STACY
 SWITZER, CHARLES V. AND TRICIA B. SWITZER
 SZCZECZOWSKI, CARL
 SZEGFU, LASZLO & DIANA
 TACONI, CHARLES
 TAVAS, V.R. & MARIA
 TAYLOR, EDWARD & MELBA
 TAYLOR, MICHAEL E. & SHERYL F.
 TERRY, GALE E.
 THOMAS, WILLARD J., JR. & SANDRA
 THOMPSON, JAMES
 TILLMAN, DONALD AND SHIRLEY
 TILLMAN, RICHARD DARREN & LISA
 TILLMAN, SR. EDWARD & LISA--E & L INVEST
 TILLMANS CONSTRUCTION & PROPERTIES. LLC
 TIMBER RIDGE HOLDINGS,LLC (GOTTFRIED)
 TOMASZEWSKI, ANDREW D.
 TONER, MICHAEL & MARIA MEDVEDEVA
 TOOMER, THOMAS TYRONE
 TRIPP, CLARA J.
 TROCHESSET, KEVIN & CANDICE
 TROPICAL CUSTOM HOMES- MURRAY JR., JAMES
 TRUDEAU, BRYAN A.
 TRUEBA, ROBERT AND VILMA
 ULRICH, JOHN, JR. & TRACY AND REXROAD, K.
 VERCHINSKI, EVELYN J.
 VERRETT, ALEXANDER
 VICE - Foreclosure
 WAGNER, RICHARD MARK
 WALTERS, STEVE & SUSAN
 WARD, MATTHEW
 WATERS, GEORGE P.
 WATERS, JOHN W.
 WATSON, ESPERANZA
 WATSON, LARRY
 WEAVER, KEITH A. AND JENNIFER BALL
 WELCH, KEITH A.
 WESTFELDT, THOMAS D.
 WHAVERS, JACQUELINE L.
 WHITE, CARL J.
 WOOD-FORE, BLAKELY
 YARRINGTON, FLOYD & IRMA C.
 YOUNG, PAUL T.
 ZAPATA/LENTINI, JEFFREY/ARTHUR
 ZIMMERMAN, CHARLOTTE