

Timber Ridge POA Newsletter



2012 BOARD OF DIRECTORS

President

Edward Denechaud

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Brian Kett

Secretary -Treasurer

Kim LarRosa

Security

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Gov. Liaison

Ken McLaughlin

Covenants

Sara Montjoy

Treasure Point

Sean Anthony



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www.timberridgepoa.org

OFFICE STAFF

Terie Velardi

228-452-7231

SECURITY PATROL

Tommy Piernas

222-1031

Annual Meeting for all Timber Ridge POA Members

Sunday - June 10, 2012 @ 1:00 PM.

Location: the Pass Christian Isles Golf Club House – 150 Country Club Drive.

Agenda will include reports by Board Members

TIMBER RIDGE – SECURITY UPDATE

Property owner's security is a priority of the Timber Ridge Board and the current nightly patrols have proven to be a successful deterrent to crime, however there has been some illegal activity taking place during the daytime hours which has prompted a review of overall security options.

The Timber Ridge Board has met with City of Pass Christian officials, Mayor McDermott, Aldermen Brookes and the Police and Fire Chiefs to discuss options for the Timber Ridge community. At this time city officials are not in favor of closing off any street access, as this may affect emergency response time however they have agreed to the option of having specific streets designated "one way" exit only streets.

The Board is also reviewing the potential benefits of having a security guard house at the North Street and Henderson Street entrances, including multi video security camera monitoring. Similar camera systems are to be installed at the swimming pool and Treasure Point boat launch area.

Your Board is also soliciting bids from Security Organizations to provide Timber Ridge residents with the most professional and cost effective security coverage, and the potential for 24/7 coverage if required.

Timber Ridge Property Owners – TRPOA Board Meetings

Almost two years ago the TRPOA Board adopted a procedure to more efficiently and effectively include non-board members attending and presenting topics for discussion at these meetings.

Interested property owners that are "in-good-standing" are asked to contact a board member and / or the TRPOA office staff directly to request a time to present to the board at a scheduled board meeting. The procedure requires members to provide in advance a brief summary of the topic to be discussed, and request the amount of meeting time to be scheduled to allow for an appropriate presentation to the board. Every attempt is made to include these requests at our next available board meeting. As a rule, seven days' notice is required in advance of scheduled board meetings. This procedure was adopted to ensure that board members would be informed of the topic to be discussed, and to ensure the board can adjust their meeting agenda to complete the scheduled activities that need to be completed during monthly board meetings.

Transcripts of the Minutes of all TRPOA Board meetings are available for review, by property owners "in good standing" of Timber Ridge at the TRPOA office. Please contact the office to arrange this in advance.

TIMBER RIDGE BOARD OF DIRECTORS ANNUAL ELECTIONS

The balloting for new board members is accomplished through a mailing to the members of the proposed candidates. A return of the completed ballots to the POA is required no later than 48 hours prior to the Annual meeting on **June 10, 2012** i.e. **(1:00PM June 8, 2012)**; the time line as set out in the By-Laws has been extended and is highlighted in the following excerpt from the By-Laws:

*“Candidates for office, and Board member vacancies, are proposed by a nominating committee consisting of five members appointed by the Board of Directors at least ninety days prior to the annual meeting. The President shall call a meeting of the nominating committee not less than 10 days after their appointment, at which time the committee shall elect its own chairman. The President shall preside at the first meeting only until the chairman is elected. Vacancies on the nominating committee shall be filled on the majority vote of the Board of Directors. It shall be the duty of the nominating committee to endeavor to secure two candidates for each elected office. The membership is to be sent a notification by mail of proposed candidates selected at least **twenty** days before the annual meeting. Any ten members in good standing may nominate other candidates and a signed petition must be presented to the nominating committee at least **thirty** days before the annual meeting. The membership is to be notified by mail of such additional candidates at least **twenty** days prior to the annual meeting. Before being considered a candidate, a member must be in “good standing”. Consent must be secured from a member before he could be considered a candidate. All officers may succeed themselves in office. Election shall be by secret ballot conducted in a manner prescribed by the Board of Directors and presided over by the chairman of the election committee.”*

The following will discussed with members at the annual meeting:

TIMBER RIDGE PROPERTY OWNERS ASSOCIATION PROPOSED COVENANT CHANGES 2012

Covenant I and Covenant VIII

In order for the Covenant Compliance Committee to more efficiently monitor and enforce Covenants I and VIII, the following language taken from Covenant XIII will be incorporated into Covenants I and VIII. “No structure shall be constructed or renovated so that it is out of character and inharmonious with the existing residences in Timber Ridge so as to adversely affect property values or the aesthetic quality of the neighborhood.”

Covenant XV

A. Covenant XV gives Timber Ridge Property Owners Association the right to assess lots for maintenance, repair and operation of the Common areas and the facilities thereon. Although security can be assumed as a part of the operation of the common areas, if in the future, members request additional security, the following language will be added to Covenant XV so that the association, can with the approval of a majority of the members, assess additional dues to cover increased security. “...assessed for maintenance, repair, operation and security of the common areas.

Covenant XV

C. Declarant hereby covenants and agrees, and each Proprietor by acceptance of a deed or contract to purchase containing the right of possession shall be deemed to and shall thereby covenant and agree, to pay to Declarant or Association, whichever holds fee title to the Common Areas at the time, such sums as may be assessed for maintenance, repair and operation of the Common Areas. Each such assessment, together with interest at the rate of ~~eight~~ **EIGHTEEN** percent per annum, **AND A \$35.00 LATE FEE** beginning 30 days after due date, costs and reasonable attorney fees, may be collected by Declarant or, after transfer of the Common Areas, by the Association, by suit if necessary. Jurisdiction of any such suit shall be in the First Judicial District of Harrison County, Mississippi, where the action shall be deemed to have accrued.

Covenant XXIV

Timber Ridge has been charging a \$250 transfer fee when a lot is transferred from one owner to another. This fee is to cover the administrative costs incurred by TRPOA in setting up the ownership changes. The Transfer Fee was enacted by TRPOA board resolution in 2005. Covenant XXIV will set out the transfer fee in the covenants so that all potential lot purchasers will be aware of the fee. The covenant wording will be: “Timber Ridge Property Owners Association, Inc. is hereby given the authority to charge a Transfer Fee of \$250 whenever a lot is transferred from one owner to another.”

Treasurer's Report – Kim LaRosa

April 1, 2012 the annual dues of \$200.00 per property have been billed to all Timber Ridge Property owners. This bill is due no later than April 30, 2012 and must be paid in full to remain a member in good standing.

Property Owners who have not paid by May 30, 2012 will have their access to the Pool and Treasure Point Restricted.

Commencing April 1, 2012 finance fees on all unauthorized outstanding balances will be 18% annually. \$35.00 penalty for late payments.

Any financial hardship payments plans **must** have Board approval, prior to April 30, 2012., or be subject to the above noted finance fees and penalties.

The Fiscal Year 2012-2013 budget as well as the FY 2011-2012 financial statements will be available at the annual meeting Sunday June 10, 2012.

All Timber Ridge Property owners are assessed annual dues once a year on April 1. They are sent reminder notices and assessed finance fees every quarter thereafter. Due to the time and expense associated with delinquent accounts the following procedures will be implemented.

Timber Ridge Property owners who are not in good standing because they are delinquent in their dues and/or covenant violation fines will have their names and amounts owing posted at the annual meeting and in future Timber Ridge newsletters.

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 April 25, 2012. Compensation will be dependent upon experience. Submit resume via email to:

poaoffice@timberridgepoa.org

SALES AND SOLICITATION WITHIN TIMBER RIDGE

Timber Ridge POA does not support door to door sales and or solicitation of any type within the Timber Ridge subdivision. Solicitation signage is posted at the entrances.

For safety and security reasons, all activities of this nature should be reported immediately to both the TRPOA office and the Police.

For safety reasons do not open your door to persons who are not known to you.

SWIMMING POOL

The pool is expected to open on or before May 1, 2012. As many of you know the Board has been working diligently to improve the community in which we all live, including improvements at Treasure Point and the Pool.

When the swimming season opens the pool area will have undergone a transformation with improvements to the fencing and new bathrooms.

TIMBER RIDGE COVENANTS

A copy of the restrictive covenants is available through the office or on the Timber Ridge POA website. Included in these covenants are;

-non-payment of annual dues

-lot maintenance, VIII.

*For the purpose of keeping the subdivision in an orderly condition at all times, each lot owner shall maintain his lot in a presentable condition, **keeping the grass and overgrowth neatly trimmed and 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. Trash and garbage receptacles shall be covered at all times, except during collection or disposal, and maintained in a sanitary condition.*

-vehicle parking, must be on driveways

-cargo trailer/motorhome and boat parking restrictions; Stored - behind the sill of the house.

Please make yourselves familiar with these covenants as they will be enforced in court.

TIMBER RIDGE WOMEN'S CLUB – ANNUAL MARDI GRAS GOLF CART PARADE



It was sunny and cool but good fun was had by all with over 20 participants in this year's Mardi Gras Golf Cart Parade and a wonderful turn out by neighbors and friends!

Any persons interested in helping out with the organization of future Mardi Gras Parades please contact:

Timber Ridge Women's Group – Judy Veltman 452-5629.

OFF LEASH ROAMING DOGS IN TIMBER RIDGE



Off leash roaming dogs continue to be a problem in Timber Ridge. Please be a responsible pet owner and keep your pet in your own yard or walk it on a leash.

Your neighbors do not appreciate your pet's leaving behind evidence that they have visited their yard or the golf course without you.

Off leash dogs are also a danger to themselves and motorists on the roadways. Report stray/off leash dogs to the City of Pass Christian Police 452-3000.

FUTURE TIMBER RIDGE NEWSLETTERS – Trying to go green!

In our continued efforts to be environmentally conscious and to lower our costs, we are trying to distribute future newsletter by email as much as possible. All newsletters will also be posted to our "to be improved" website at www.timberidgepoa.org.

Hard copies of newsletters will be made available outside of the Timber Ridge office located at the PCI Golf Club next to the banquet room.

If you are unable to provide the TRPOA with an email address, are unable to access our website, or pick up your copy at the office, please let us know and we can mail a newsletter upon your request.

Upcoming Dates and Events

TRPOA Annual Dues
April 1, 2012

Italian Open Golf Tournament
April 21, 2012

Timber Ridge Pool Open
May 1, 2012

TRPOA Annual Meeting
June 10, 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 this newsletter and information from the TRPOA please send us your email address today.