

Timber Ridge POA Newsletter

2011 Board Of Directors

President

Edward Denechaud

Vice President

Brian Kett

Secretary -Treasurer

Kim La Rosa

Security

Patrick Klause

Gov. Liaison

Ken McLaughlin

Covenants

Sara Montjoy

Board Liaison to Residents

Gretchen Caplinger

Treasure Point

Sean Anthony

Grounds and Maintenance

Warren Poarch

INTRODUCING THE NEW TIMBER RIDGE BOARD MEMBERS FOR 2011-2014

Patrick Klause – re-elected - SECURITY

Sara Montjoy – COVENANT COMPLIANCE

Sean Anthony – TREASURE POINT

Timber Ridge residents interested in volunteering for POA committee work please contact the office at 452-7231.

TIMBER RIDGE COVENANTS COMPLIANCE

Living in Timber Ridge, requires that all residents abide by the restrictive covenants of the community or face fines and or legal action. The covenants are voted in by the majority of the residents and provide a legally enforceable outline of acceptable standards within the community. If you are not familiar with the covenants you can obtain a written copy by contacting the Timber Ridge office or by visiting the Timber Ridge website at www.timberridgepoa.org/covenants.

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 abandon homes and lots that have not been maintained to an acceptable standard. This is especially important for potential buyers who drive through our neighborhood.

The Covenant Compliance Committee will be sending notices monthly to property owners who are deemed to be in violation of the Timber Ridge covenants and these notices will be actively followed up with fines and legal action to ensure that the standards of the community are maintained.



TIMBER RIDGE POA
150 Country Club Drive
Pass Christian, MS
39571

poaoffice@timberridgepoa.org
www.timberridgepoa.org

OFFICE ADMINISTRATOR

Tracie Mitchell
228-452-7231

SECURITY PATROL

Tommy Piernas
228-222-1031

FINANCE AND COLLECTIONS

As reported at the Timber Ridge annual meeting June 12 2011, over 76% of residents pay their annual dues in a timely manner. Unfortunately, that also means that 24% do not and this results in collection activity, which is costly and time consuming. If you have not done so, please remit your dues. The office and the Board are preparing additional accounts to file suit against in Justice Court due to past due POA dues.

Effective April 1, 2012 the finance charges for overdue accounts will be 18% per annum as well a \$35.00 late payment penalty will be applied to all property owner's accounts that have not been paid within 30 days of the annual billing date of April 1.

TIMBER RIDGE OFFICE



Thanks again to all the residents that keep the office updated with their current contact information. We now have over 370 email addresses which will enable us to communicate information to these residents immediately and without postal and paper costs.

The Timber Ridge newsletters will only be available for pick up in the office, email, or on the website, effective August 1, 2011.

COMBINED PROPERTIES/LOTS

Effective April 2008, Timber Ridge POA made allowances for property owners who combine their 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. Subsequent subdivision will result in retroactive dues assessment.

RENTAL PROPERTY

While renting may not be the most desirable option for property owners, Timber Ridge POA recognizes that in these economic times it may be the only alternative when property is not selling at an acceptable price level.

That being said, there are a number of the Timber Ridge residents who have voiced concerns to the TRPOA over "short term" and or vacation rentals.

Concerns for unknown persons in the neighborhood include: increased traffic, partying and parking problems.

Rental Property is not currently listed as part of the Covenants for Timber Ridge, those property owners who would like to propose this to be included, please send your request into the Timber Ridge office, either by email or mail.

Those property owners who currently have rental property please be considerate of your neighbors.

Property Owners are responsible for their renter's activities and should advise them of the covenant restrictions within Timber Ridge.

- All vehicles must be parked on driveways.
- Properties must be maintained, grass cut, trash removed.
- Restrictions on Commercial Vehicles, cargo trailers, boats, motorhomes.

SWIMMING POOL UPDATES

Pool will close on October 31, 2011 for the season. Opening May 1, 2012. The cottage has arrived that will be our pool bathhouse. We expect the bathhouse to be ready for the 2012 swim season.



TREASURE POINT UPDATES

TRPOA is currently reviewing bids to complete repair work on the boat launch. Security Cameras will be installed when power poles are in place.

NEW POSITION

Gretchen Caplinger has been appointed to the position of Board Liaison to Residents. This liaison would serve in the same capacity as the liaison to the "City" and the "Golf Club". When the office is closed Gretchen will be available to answer questions in regards to the amenities, POA dues, office hours, etc. for potential new residents. She will welcome new residents when she is made aware of the new resident by the office, other board members and/or other POA members. She will reach out to all residents to gauge their interest in serving on several committees including but not limited to: 1) children's activities - given the success of the kid's bingo this summer which is really needed; 2) adult committee - to plan social activities for our members; 3) a "clean up Timber Ridge" committee; 4) decoration committee - to put up the Christmas decorations. Please welcome Gretchen into her new role.

STREETS AND ROADS

The City of Pass Christian will be paving roadways in Timber Ridge eventually, but have reported to the TRPOA this will happen after the installation of upgraded sewer drainage pipes.

The roads that have been paved were not scheduled for these upgrades.