



# Timber Ridge Times



December 2024

Your Board of Directors wishes you and yours a very Merry Christmas and a Happy New Year.

If you need to contact a member of the board of directors, their phone numbers are included at the right or you may email the association at [timberridgehoa@hotmail.com](mailto:timberridgehoa@hotmail.com). If you have questions about the association, our website is available at [www.timberridgehomeowners.com](http://www.timberridgehomeowners.com). The website has the association's by-laws and covenant restrictions as well as information on future meetings and minutes of past meetings.

## Budget

The approved budget for 2025 is included in this mailing. The dues for next year will be **\$200.00**. This is a 7% increase. The raise is needed to try to keep up with our increasing costs of operation just like our personal expenses.

## Annual Meeting

Homeowners are reminded that the annual meeting is scheduled for the second Monday of April 2025 (April 14) at 7:00 PM at the Pathway Church, 2001 N Maize Road. Enter through their east entrance. The regular business of the association will be conducted.

## Dues

**Dues are due June 1, 2025, in the amount of \$200.00.**

**Dues are considered late and begin accruing a monthly late fee on June 15, 2025, until paid.**

Dues may be mailed to the association at any time. Please send to:

Timber Ridge Home Owners Association  
PO Box 9314  
Wichita, KS 67277

If you have questions or homeowner concerns, please contact one of the board members.

Thank you,

Carolyn K Morton  
President TRHOA

THROA Directors & Officers  
PO Box 9314  
Wichita, KS 67277-9314  
[timberridgehoa@hotmail.com](mailto:timberridgehoa@hotmail.com)  
[www.timberridgehomeowners.com](http://www.timberridgehomeowners.com)

Carolyn Morton, President  
316-640-1469 / Term – 04-27

Howard McCoy, Vice Pres.  
316-729-7076 / Term – 04-25

Pamela Jones, Secretary  
316-721-2427 / Term – 04-26

Tim Royse, Treasurer  
316-655-8395

## Meeting Minutes – 11-16-2023

The Timber Ridge Home Owner's Association Board of Directors (the "Board") met in regular session at the home of Carolyn Morton. The meeting was called to order at 7:00 p.m. The following members of the Board were present: Carolyn Morton, Howard McCoy and Pamela Jones. Tim Royse, serving as Treasurer was absent.

**Approval of minutes** - Carolyn moved that the minutes of the previous Board meeting be approved as read. Pam seconded the motion. Motion carried.

**Treasurer's report** – The treasurer's report dated 11/1/2023 thru 11/15/2023 was reviewed. The report was approved. Carolyn wants to know if we owe Randy anything for mowing services.

### Old Business:

- Past due dues – Eight homeowners are past due on payments. Carolyn suggests adding language to the third past due notice letter extending help with payment arrangements.
- 1837 Shefford – Gary Allen – Submitted to OCI/MAPD – Court date; Keely Snow reported back the court date is still pending. Case got a continuance in September. Snow won't tell us anything; says we have to call the court. **11-11-23 – Emailed Keely to try to find out what court to contact. 11-14-23 – Keely said Allen's did not show for court date. She has started another case for the new violations.**
- 2001 N Parkdale Ct – Montgomery Loomis – House needs painting and general cleanup; Send letter; give 30 days and include if not completed will be submitted to OCI/MAPD. Has been submitted and there is now a court order. **11-11-23 – Emailed Keely to try to find out what court to contact. 11-14-23 – Keely said she doesn't have a case on this address. No cases since 2021.** Howard to follow up.
- Dead trees – 21<sup>st</sup> St. - 2 more to come down – notified city 08-29-23. **11-13-23 – Emailed again. -11-16-23 – No date given but acknowledged still on their radar.** David McGuire will review.
- Drainage ponds – Information from City – The ponds do not retain the water levels some of the homeowners are requesting. Reducing the size

of the ponds or converting them to some other use is not allowed. Pumping water to fill the ponds would be a temporary fix that would fail. Sealing the pond bottom is allowed by the city. It is suggested we hire a consulting engineer to advise the HOA.

- 2022 N Parkdale Ct. – Matt & Kyndall Miller – Matt is going to fix and pay for repairs.

### New Business:

- Annual Meeting – April 8, 2024 – Northwest Christian Church to be reserved for 7:00 p.m.
- Waste Connections Trash Agreement Expires 12-31-23; New 5-year Agreement – If 75% of the homeowners sign up for the agreement, we will get a trash day; currently 69% are signed up. Our rates are increasing to \$45.75 per quarter. Carolyn moved to accept the new agreement, seconded by Pam. Motion carried.
- Mowing Services – Randy quitting – Need to get bids for mowing services for next year.
- Dues – June 1, 2024 – Annual dues will increase to \$187 next year. Pam moved to approve the new amount, seconded by Howard. Motion carried.
- Budget – Need to review the budget after we receive bids for mowing services and approve by the end of the year.
- Newsletter – Federal Express will print and fold.

### Homeowner Concerns:

- 2017 N Stoney Point – David Salmon – possible in-home business – letter to be sent

With no further business the meeting was adjourned at 8:50 P.M.

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Pamela Jones, Secretary

## Meeting Minutes – 08-08-2024

The Timber Ridge Home Owner's Association Board of Directors (the "Board") met in regular session at the home of Carolyn Morton. The meeting was called to order at 6:55 p.m. The following members of the Board were present: Carolyn Morton, Howard McCoy, Pamela Jones and Tim Royse, serving as Treasurer.

**Approval of minutes** - Carolyn moved that the minutes of the previous Board meeting be approved as corrected. Howard seconded the motion. Motion carried.

**Treasurer's report** – The treasurer's report dated 07/01/2024 thru 08/08/2024 was reviewed. The report was approved.

### Old Business:

- Past due dues – Thirty-two homeowners are past due on payments. Notices will be mailed out next week.
- Dead trees -21<sup>st</sup> St. – 2 more trees to come down
  - August 29, 2023 - Notified city
  - November 13, 2023 - emailed again
  - November 16, 2023 - City acknowledged they are still on their radar, but no date given.
  - August 6, 2024 – emailed the City again – The City processes the requests by work order.
- Trimming trees growing into Charlene Russell's fence. Contacted Cole Phillips to see about doing this work. Carolyn cleaned up around the tree and put a cover over the well pipe near pond 3.
- Parking around 2027 N. Stoney Point – Letter to be sent.

### New Business:

- Election of officers – Pam made a motion to elect the following officers by acclamation: Carolyn Morton – President; Howard McCoy – Vice President; and Pam Jones – Secretary. Motion was seconded by Howard. Motion carried.
- Pond 4 pump –Pond 4 pump is down. Will need to be pulled. Pump replaced 08-07-24.
- Spray paint on sidewalk – 2030 N. Parkdale – Howard will try to remove.

### Homeowner Concerns:

- There are trailers parked in the driveways at 2001 N. Parkdale Court and 1846 N. Shefford Circle longer than the allowed time limit. Letters to be sent.
- There is a trailer, full of limbs, parked in the driveway at 11018 Westport. Carolyn to email Lori to see what can be done.
- The yard at 2117 N. Mars needs attention. Carolyn to contact homeowner.
- Pond 5 – Board isn't sure what the best course of action is and would like to have a volunteer committee give them ideas.
- Suggestion was made to build a basketball court in the Common's area – After discussion the idea was dropped for lack of a motion.

With no further business the meeting was adjourned at 7:40 P.M.

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Pamela Jones, Secretary

<b>Timber Ridge Homeowners Association</b>		
<b>Budget</b>		
<b>January 1, 2025 to December 31, 2025</b>		
<b>Income</b>	<b>2025 Budget</b>	<b>2024 Budget</b>
Dues (266 x 200.00)* (2025 Dues)	53,200.00	49,742.00
Dues waived (3 x 200.00)	(600.00)	(561.00)
Liens	(2,600.00)	(3,927.00)
Transfer from Savings for Deficit		2,011.00
<b>Total Income</b>	<b>50,000.00</b>	<b>47,265.00</b>
<b>Operating Expenses</b>		
Insurance	5,335.00	3,600.00
Annual Report	40.00	40.00
Utilities	6,000.00	6,000.00
Office Supplies & Postage	1,500.00	500.00
Liens & Legal	1,000.00	1,000.00
Meeting Place	75.00	75.00
Mowing & Commons Expense	35,000.00	35,000.00
Misc.	500.00	500.00
Commons Reserve	-	-
Treasurer's Fees	550.00	550.00
<b>Total Expenses</b>	<b>50,000.00</b>	<b>47,265.00</b>
<b>Deferred Maintenance and Reserve for Replacement</b>		
Sprinkler Repair and Replacement	1,000.00	1,000.00
Pump Repair and Replacement	2,750.00	2,750.00
Lighting Repair and Replacement	1,000.00	1,000.00
Commons Reserve	20,739.02	15,324.41
<b>Total (Reserves Held in Savings)</b>	<b>25,489.02</b>	<b>20,074.41</b>
Questions and comments can be directed to:		
Timber Ridge Homeowners Association		
PO Box 9314		
Wichita, KS 67277-0314		
or		
<a href="mailto:timberridgehoa@hotmail.com">timberridgehoa@hotmail.com</a>		

## Misc. Items

- Howard McCoy's term will be expiring in April 2025. There will be open nominations for the position at the annual meeting. If you would be interested in serving on the board or know someone who might be, please notify a board member.
- When you are cleaning your yard, please put leaves in the trash or mulch into your yard. **Please be considerate of your neighbor and the City's drainage systems and do NOT put them in the street.**
- Please be sure to trim your tree limbs that hang over sidewalks so walkers can easily go down the sidewalk. Tree limbs coming through a fence or grass under it, should also be trimmed. Flowers or trees shouldn't block parts of the sidewalks. Neatly edged sidewalks improve the appearance of our commons areas as well as our homes. Thanks for being a good neighbor!
- A volunteer committee for exploring options on Pond 5 has been established.

## Reminders:

Boats, recreational vehicles, etc., are allowed in one's driveway for no longer than **48 hours**. Please remove these to be in compliance with TRHOA Restrictions and Covenants as well as the codes for the City of Wichita.

Trailers can only be sitting in the street for two (2) hours whether it is attached or unattached to a vehicle.

Please observe speed limits. We have many children in the neighborhood to be mindful of.

Need information about the homeowner's association? Have a question about the restrictive covenants? Need to know where the annual meeting is being held? Get answers to all these questions and more by going to our website: **[www.timberridgehomeowners.com](http://www.timberridgehomeowners.com)** Or emailing us at: **[timberridgehoa@hotmail.com](mailto:timberridgehoa@hotmail.com)**

### Annual Meeting for TRHOA

**April 14, 2025 – 7:00 PM**

**Pathway Church  
2001 N Maize Rd**

**Dues for 2025 are \$200.00**

**Dues are due June 1, 2025**

**Send payment anytime to:**

**Timber Ridge HOA  
PO Box 9314  
Wichita, KS 67277**