 **Timber Ridge Times** 

THROA Directors & Officers

PO Box 9314

Wichita, KS 67277-9314

[timberridgehoa@hotmail.com](mailto:timberridgehoa@hotmail.com)

[www.simplyneighbors.com](http://www.simplyneighbors.com)

Carolyn Morton, President

316-640-1469 / Term – 04-17

Howard McCoy, Vice Pres.

316-729-7076 / Term – 04-16

Cynthia Portillo, Secretary

316-250-1788/ Term – 04-15

Tim Royse, Treasurer

316-721-0335

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.simplyneighbors.com](http://www.simplyneighbors.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 2015 is included in this mailing. The dues for next

year will increase $10 to $**170.00.** The board will be transferring several

thousand dollars to the Savings account after all year end expenses are paid.

The funds in the Savings account will be used towards the rip-rap project for Pond 3.

We do not have enough money to do all of Pond 3 but are taking steps to try to

do this project in stages.

**Annual Meeting**

Homeowners are reminded that the annual meeting will be held on the second Monday of April 2015 (April 13) at 7:00 PM at the Northwest Christian Church 10850 West 21st Street. The regular business of the association is conducted. A board member will be elected to a 3 year term.

**Dues**

**Dues are due June 1, 2015 in the amount of $170.00.** *Dues are considered late and begin accruing a monthly late fee on* ***June 15 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.

Carolyn K Morton

President TRHOA

Need information about the homeowners association? Have a question about the restrictive covenants? Need to know where the annual meeting is being held? Who’s the treasurer of TRHOA?

Get answers to all these questions and more by going to:

[**www.simplyneighbors.com**](http://www.simplyneighbors.com) **and click on the Timber Ridge section.**

**Dues for 2015 are $170.00**

**Dues are due June 1, 2015**

**Send payment anytime to:**

**Timber Ridge HOA**

**PO Box 9314**

**Wichita, KS 67277**

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**Annual Meeting for TRHOA**

**April 13, 2015 – 7:00 PM**

**Northwest Christian Church**

**10850 West 21st Street**

**Cynthia Portillo’s term on the board will be expiring in April 2015. She has not made a decision on whether or not to run for another three year term. If you would be interested in serving on the board or know someone who might be, please notify a board member.**

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| **Timber Ridge Homeowners Association** |  |
| **Budget** |  |
| **January 1, 2015 to December 31, 2015** |  |
|  |  |
|  |  |
| **Income** | **2015 Budget 01-01-15 thru 12-31-15** |
| Dues (266 x 170.00)\* (2015 Dues) | 45,220.00 |
| Dues waived (3 x 170.00) | -510.00 |
|  |  |
| **Total Income** | 44,710.00 |
|  |  |
|  |  |
| **Operating Expenses** |  |
|  |  |
| Insurance | 2,700.00 |
| Annual Report | 40.00 |
| Utilities | 4,500.00 |
| Office Supplies & Postage | 800.00 |
| Liens | 500.00 |
| Legal | 300.00 |
| Meeting Place | 75.00 |
| Mowing | 17,640.95 |
| Commons Expenses | 7,500.00 |
| Misc. | 150.00 |
| Pond 3 Reserve (Rip Rap) | 8,224.05 |
| Treasurer's Fees | 200.00 |
| **Total Expenses** | 42,630.00 |
|  |  |
| **Liens** | -2,080.00 |
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|  |  |
| **Deferred Maintenance and Reserve for Replacement** | |
|  |  |
| Sprinkler Repair and Replacement | 1,000.00 |
| Pump Repair and Replacement | 2,750.00 |
| Lighting Repair and Replacement | 1,000.00 |
| Rip Rap Project for Pond 3 | 15,500.00 |
| **Total (Reserves Held in Savings)** | 20,250.00 |
|  |  |
|  |  |
| Questions and comments can be directed to: |  |
| Timber Ridge Homeowners Association |  |
| PO Box 9314 |  |
| Wichita, KS 67277-0314 |  |
| or |  |
| [timberridgehoa@hotmail.com](mailto:timberridgehoa@hotmail.com) |  |

**Timber Ridge Homeowners Association**

**Board of Directors Meeting Minutes**

**Saturday November 16, 2013 @ 10:00AM**

The meeting was called to order at 10:00 AM. Board members Carolyn Morton, Cynthia Portillo and Howard McCoy were present. Treasurer, Tim Royse was also present. There were no guests attending the meeting.

Minutes of the 9/21/13 meeting were approved.

Tim Royse presented the Treasurer’s Report for 10-4 13 to 11-16-13 and the report was approved.

Old Business:

* Prescott entrance-Howard has purchased the flag, however trees will need trimmed or smaller flag will be needed. Howard to take care of this.
* Corrected budget will go in the next newsletter.
* Update on Dues Collection – Twelve households remains unpaid. Two letters have been sent. Howard did not go door to door as discussed in the last meeting. Carolyn made a motion to contact a collection agency for assistance on the remaining dues unpaid. Cynthia seconded the motion. Motion carried. Tim to contact the collection agency for details on their process. Five homes already have liens filed and owe from 2012.
* Algae on ponds-seems to be managed, no current problems.
* Trees and weeds on Pond 3- Three bids were received for clean up around Pond 3. Howard made a motion to hire Huffs Tree Service to do the work. Carolyn seconded the motion. Motion carried. Cynthia will contact Huffs.
* Trees on 21st St-City of Wichita to trim trees. Howard has been in contact with the city; it will be next year before they will be able to do the work.
* Lights out at Prescott and Parkdale entrances-Carolyn contacted Light Bulbs, Etc and they fixed the main lights, they will also be working on the landscaping lights.
* Discussed boats still in driveways. Howard contacted the City about 11010 Cornelison. City is going to court with the homeowner over the boat. Cynthia to send a boat letter to homeowner at 1930 Parkdale Ct.

New Business:

* Mowing bids for 2014-Five bids received and reviewed. Howard motioned to hire Countryside Lawn and Tree Care for lawn services for 2014. They offered a competitive bid and have been good to work with this past year. Cynthia seconded the motion. Motion carried.
* 2014 Budget presented by Tim Royse, Treasurer. Howard motioned to approve the budget and Cynthia seconded.
* Transfer of funds to savings. Carolyn motioned to move $8,000 from checking to savings. Howard seconded the motion. Motion carried. Tim will have it moved.

New Business continued:

* Homeowner letter from Donna Blankenship questioning the validity of the late fees when sending a check for dues in November. A letter was prepared to send to the homeowner explaining that a change to the by-laws was proposed and approved by the homeowners. The homeowner thought the board had initiated the fees without the association’s consent. The board did not waive the late fees for the homeowner.
* HOA Newsletter goes out first of December. Newsletter will include the 2014 Budget, annual meeting information and a recap of the meeting minutes. Newsletter will remind homeowners to reference the website for HOA information, bylaws, and rules and regulations.
* Severe cracks on Parkdale Street. Howard contacted the city; they have plans to repair in 2014.

Homeowner Concerns:

* 2001 N Parkdale Ct-Neighbor concerns with debris in the front of house. Wood pallets and wood boxes sitting in the front of the garage of home for several weeks. Howard stated that the city (OCI) is going to court with this homeowner. No further letters from the HOA to be sent until court issue resolved.
* 1930 N Parkdale Ct – boat and utility trailer in driveway. Cynthia to send letter.
* Homeowner concern with weeping willow tree at pond 3 nearly falling off the bank. The bank has eroded badly under the tree and it is in danger of falling over into the pond. Board members Carolyn, Howard, and Cynthia walked around the area to inspect. Howard will contact someone about possible repair options. We would like to keep the tree if possible.

With no further business, the meeting adjourned at 11:20AM.

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Cynthia K Portillo, Secretary

**Timber Ridge Homeowners Association**

**Board of Directors Meeting Minutes**

**March 22, 2014**

The meeting was called to order at 10:37 AM. Board members Carolyn Morton, Howard McCoy, and Cynthia Portillo were present. There were no guests attending the meeting.

Minutes of the last meeting were approved as printed.

Treasurer’s Report from 2/4/14 to 3/20/14 was approved.

Old Business:

* Prescott entrance - Howard has a flag. Howard to see about having trees trimmed.
* Update on Dues Collection – A homeowner who made an agreement with the board to have his dues paid by March 31 has not complied. The board has notified the homeowner if payment is not received by 4-15-14; a lien will be placed on his house. For the next year’s dues, 43 homes have already paid.
* Algae on Ponds 1 & 2 – Countryside notified Howard that they will begin service on April 1. Howard will check with them to see about turning the pumps on earlier if the weather looks favorable for that next week.
* Trees on 21st St - Still waiting on the City of Wichita to trim trees.
* Huff’s Tree Service - completed clean up around Pond 3-Howard to check to see if they have sprayed and check on invoice.
* Lights out at Prescott and Parkdale entrances - Carolyn noticed some lights out will contacted Light Bulbs, Etc.
* Minutes of the meeting on 7/13/13 were corrected to show homeowner address as 1933 Stoney Pt instead of 1953.

New Business:

* Annual Meeting - Scheduled on 4/14/14 at 7PM. Agenda for the meeting reviewed. Cynthia will call the church a few days ahead of the meeting to arrange for a key or for the building to be open. Extensive discussion was held on the water levels in the drainage ponds and the lack of moisture received this winter. Decision was made to share the available information at the meeting. Howard will try to get someone from the City to come and explain the flood plain.
* Board Position - Carolyn Morton’s term expires 4/14/14. Cynthia Portillo’s term expires 4/14/15. Carolyn agreed to run for another term.
* Severe cracks on Parkdale Street. Howard contacted the city; they appear to have made a temporary repair on some of the cracks not all.
* Howard indicated there was some dirt damage on the east side of Pond 5.
* Carolyn noted we have a damaged tree on 21st Street that the City needs to remove. Howard will contact the City.
* Carolyn will send post cards to the homeowners with a reminder of the annual meeting and dues payment for 2014-2015.

Homeowner concerns:

* Howard and Carolyn have received at least two notifications from homeowners about the drainage ponds water levels.

With no further business, the meeting adjourned at 11:28AM.

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Cynthia K Portillo, Secretary

**Timber Ridge Homeowners Association**

**Board of Directors Meeting Minutes**

**June 1, 2014**

The meeting was called to order at 3:00 PM. Board members Carolyn Morton, Howard McCoy, and Cynthia Portillo were present. Tim Royse, treasurer was also present at the meeting. There were no guests attending the meeting.

Minutes of the last meeting were approved as printed.

Treasurer’s Report from 5/4/14 to 5/31/14 was approved.

**Old Busines**s:

* Prescott entrance – Trees have been trimmed and Howard will see to it that the flag is hung.
* Update on Dues Collection – Tim reported that 146 homeowners have paid and 120 are unpaid; due by 6/1/2014.
* Algae on Ponds 1 & 2 – Countryside has begun treatment of the algae. Weeds have sprung up around the ponds, since the ponds have dried out.
* Trees on 21st St - Still waiting on the City of Wichita to trim trees.
* Boat reported at 1930 Parkdale Ct is now gone.
* Cracks in the streets have been repaired by the City.
* Weeping Willow tree on Pond 3-efforts to be made to save the tree. Howard to check with Huff’s about putting rock around the base of the tree.
* Ponds:

1. Trash was cleaned up by Pathway Church youth group for a $100 donation.
2. Dead fish and other debris was removed. Howard moved that we pay $475 to John Voth for the cleanup, Cynthia seconded the motion. Motion carried.
3. Dry condition of the ponds and possible solutions is still a major concern. Howard agreed to call Scott Lindebeck, Storm Water Engineer with the City of Wichita about options to reduce the size of the ponds. Carolyn will speak with an architect for ideas as well.

**New Business:**

* Election of Officers – Cynthia moved and Howard seconded that Carolyn Morton be president, Howard McCoy be vice president and Cynthia Portillo be secretary. Motion carried.
* Carolyn moved and Howard seconded to hire Tim Royse as treasurer for a fee of $200. Motion carried. Tim will be paid in March of 2015.
* Light fixtures at both Prescott and Parkdale entrances are in need of replacement. Carolyn will contact Lightbulbs Etc. for bids.
* Pond 2 has a pile of branches that needs hauled away. Neighbors gathered and piled the branches from common areas between ponds 2 and 3. Cynthia volunteered to take the branches to the dump, charging only the dump fee to the HOA.
* Neighborhood cleanup by truck was discussed. Howard will investigate what the cost would be.

**Homeowner Concerns:**

* 1801 N Shefford Cir- Homeowner asked that Countryside not slip and mow up onto their property. Howard will check with Countryside.
* 11006 W Westport- A homeowner complained that the trash dumpsters were being kept in the front of the house instead of on the side. Howard to check with the City about an ordinance violation. The HOA does not have anything in the bylaws about trash dumpster placement.

With no further business, the meeting adjourned at 3:55 PM.

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Cynthia K Portillo, Secretary

**Timber Ridge Homeowners Association**

**Board of Directors Meeting Minutes**

**August 24, 2014**

The meeting was called to order at 4:00 PM. Board members Carolyn Morton, Howard McCoy, and Cynthia Portillo were present. Tim Royse, treasurer was also present at the meeting. There were no guests attending the meeting.

Howard moved and Carolyn seconded that the minutes of the last meeting be approved. Motion carried.

Tim Royse presented the Treasurer’s Report dated 8-1-14 thru 8-24-14.

**Old Business:**

* Update on Dues Collection –Tim reported that 14 homeowners have not paid dues. Tim to send 3rd and final notice. Carolyn moved and Howard seconded the motion to state in the letter that if dues are not paid by 10/15/14 a lien will be filed. Motion carried.
* Jerry Grove-2013 dues and 2014 dues. Tim reported that Jerry has paid in full for both years.
* Algae on Ponds 1 & 2-no issues at this time.
* Trees on 21st St - Still waiting on the City of Wichita to trim trees.
* Weeping Willow tree on Pond 3-Howard checked with Huff’s Tree service about putting rock around the base of the tree in an effort to save the tree. Huff’s says there is nothing they can do the bank is too washed out.
* Light fixtures at both Prescott and Parkdale entrances are in need of replacement. Carolyn is working on getting a bid.
* Countryside Lawn Care will no longer be handling our mowing services. They had a change in personnel and ever since then the lack of communication, work ethic, and services has decreased. The board has decided to contact Jacobs Lawn Care for bids on future lawn and sprinkler services.
* Sprinkler leaks at 2106 & 2110 N Parkdale Ct, and leak around Pond 2-Howard to meet with Jacobs Lawn care to discuss these leaks.
* Weed spraying on Pond 5-The board had approved spraying up to 3 times for $550 each spray. Countryside Lawn had sprayed only once. Howard to meet with Jacobs Lawn Care to take over these services.
* Algae on Pond 4-Chemicals sprayed 8/1/14.

**New Business:**

* Dead tree limbs on trees in the commons behind Pond 2. Howard to get bids from Huff’s and Nathan’s for cleanup.
* Sell of home on 2026 N Rutgers-Dues paid, however a lien had been placed on the property and amount owed was $538. Lender Live Settlement Services LLC agreed to pay $363 + $100 transfer fee. They argued that the lien was not in place at the time of the closing. Tim Royse-treasurer has been working with them and do to a timing issue both parties agreed on the amount owed.
* Parkdale entrance is missing a tree-The Board does not know who removed the tree that was hit by a vehicle. It will need to be replaced.

**Homeowner Concerns:**

* 11006 W Westport- A homeowner complained that the trash dumpsters were being kept in the front of the house instead of on the side. The homeowner is not in violation of the HOA bylaws nor City ordinances and therefore the board cannot pursue this matter.
* 1942 Stoney Point-yard needs mowed. A letter was sent. The board has agreed that it appears the homeowner is working on the yard.
* 2138 N Parkdale, backyard fence down and lawn needs mowed-Cynthia to contact homeowner about issues, this is a rental property and letter had been sent to the resident but not resolved.
* Linda Crawford-arranged a payment plan of $40 a month to pay HOA dues.
* 2026 N Stoney Pt-resident has been placing limbs and trash behind the fence in the commons area. A letter was sent 8/19/14 giving them 5 days to have it cleaned up. Howard to check on the property and if not cleaned up will contact the City, OCI dept.
* 1926 Parkdale Ct-the back yard fence had blown down and the yard needs mowed. A letter was sent. The yard is still the same; therefore Howard will report it to the City, OCI dept.
* Storm drain maps-Howard obtained storm drainage maps of the HOA and surrounding areas from the City for review.

With no further business, the meeting adjourned at 5:07 PM.

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Cynthia K Portillo, Secretary

Want to e-mail the association a question?

Send your e-mail to:

[timberridgehoa@hotmail.com](mailto:timberridgehoa@hotmail.com)

**Drainage Ponds**

The Board continues to work on the conditions of our drainage ponds. Some of our drainage ponds ran low on water due to a lack of rainfall and the changes to drainage from surrounding areas. Scott Lindebeck, Storm Water Engineer with the City of Wichita attended our annual meeting in April and explained the drainage situation. Timber Ridge has 5 drainage ponds but lacks sufficient acreage of runoff water to fill the ponds. Scott explained we could probably eliminate two of the 5 ponds to help the water level but the lack of moisture the previous two years didn’t help us this summer.

Scott explained that the State could put water meters on our irrigation systems and assign us the number of gallons of water that we would be able to pump each year. When you reach your limit, you can’t pump anymore water. The Board has been aware of these meters and have been prudent in the water management as to not draw attention to our association. There are associations close to us that have already been metered at a cost of $5,000 for each meter. If TRHOA were to be metered, we would have to spend $15,000 for meters.

Some association homeowners ask why other neighborhoods around us have plenty of water and we don’t. The maps provided by the City at the annual meeting clearly show water that runs down some of the streets in Timber Ridge is diverted to a neighborhood other than our own. It is unfortunate this is happening but it isn’t something that can be changed. Some would believe that all of the new construction north of 21st Street with New Market Square has also affected the amount of water that flows into our neighborhood.

There is no one good answer to this situation. The runoff water to TRHOA starts behind Ashley Furniture. When their drainage pond is full, it overflows into pond 1, which then flows to pond 2, to pond 3, to pond 4, and finally to pond 5 before it flows out of the area. We could ask Ashley Furniture to make their drainage pond smaller so that more water would come our way. This probably isn’t something Ashley Furniture would want to do without the cost of the project being paid by Timber Ridge. We could decrease the size of a couple ponds. The mostly likely candidates would be pond 3 and possibly pond 5. Do the residents who live around those ponds want that done? This would also be a costly project.

This summer weeds overtook our ponds before our mowing service got a handle on them. We have changed mowing companies and from what we have seen in their service the last several months, we are more satisfied with the service and quality of work they provide.

The Board received an estimate of $150,000 to put rip rap all the way around pond 3. It doesn’t take one long to figure out the association does not have that kind of money available to spend. We are researching and getting prices on doing sections at a time with the money we do have available for this project. If you have constructive suggestions; please share with a board member. None of us are “experts” in the field of water management and the Board would entertain suggestions from the homeowners.