



Timber Ridge Times



December 2021

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. If you have questions about the association, our website is available at 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 2022 is included in this mailing. The dues for next year will remain at **\$170.00**. The board will be transferring excess operating funds to the Savings account after all year end expenses are paid.

Annual Meeting

Homeowners are reminded that the annual meeting is scheduled for the second Monday of April 2022 (April 11) 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, 2022, in the amount of \$170.00. Dues are considered late and begin accruing a monthly late fee on June 15, 2022, 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

The Board has not held any meetings in person this year; therefore, there are no minutes to include. Approval of the 2022 budget was conducted by email.

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
www.timberridgehomeowners.com

Carolyn Morton, President
316-640-1469 / Term – 04-24

Howard McCoy, Vice Pres.
316-729-7076 / Term – 04-22

Cynthia Portillo, Secretary
316-250-1788 / Term – 04-23

Tim Royse, Treasurer
316-655-8395



Dues for 2022 are \$170.00

Dues are due June 1, 2022

Send payment anytime to:

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

Annual Meeting for TRHOA

April 11, 2022 – 7:00 PM

**Northwest Christian
Church
10850 West 21st Street**



Howard McCoy's term will be expiring in April 2022. 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.

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.timberidgehomeowners.com

Or emailing us at: timberidgehoa@hotmail.com

**Timber Ridge Homeowners
Association
Budget
January 1, 2022 to December 31,
2022**

**Timber Ridge Homeowners
Association
Budget
January 1, 2021 to December 31,
2021**

Income	2022 Budget		Income	2021 Budget
Dues (266 x 170.00)* (2022 Dues)	45,220.00		Dues (266 x 170.00)* (2021 Dues)	45,220.00
Dues waived (3 x 170.00)	(510.00)		Dues waived (3 x 170.00)	(510.00)
Total Income	44,710.00		Total Income	44,710.00

Operating Expenses

Operating Expenses

Insurance	3,900.00
Annual Report	40.00
Utilities	4,000.00
Office Supplies & Postage	500.00
Liens & Legal	1,000.00
Meeting Place	75.00
Mowing & Commons Expense	33,115.00
Misc.	490.00
Commons Reserve	-
Treasurer's Fees	400.00
Total Expenses	43,520.00

Insurance	3,900.00
Annual Report	40.00
Utilities	4,000.00
Office Supplies & Postage	500.00
Liens & Legal	1,000.00
Meeting Place	75.00
Mowing & Commons Expense	33,115.00
Misc.	320.00
Commons Reserve	-
Treasurer's Fees	400.00
Total Expenses	43,350.00

Liens/Foreclosure- 7 Homes	(1,190.00)
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Liens/Foreclosure- 8 Homes	(1,360.00)
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Deferred Maintenance and Reserve for Replacement

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
Commons Reserve	33,933.75
Total (Reserves Held in Savings)	38,683.75

Sprinkler Repair and Replacement	1,000.00
Pump Repair and Replacement	2,750.00
Lighting Repair and Replacement	1,000.00
Commons Reserve	33,933.75
Total (Reserves Held in Savings)	38,683.75

Questions and comments can be directed to:
Timber Ridge Homeowners Association
PO Box 9314
Wichita, KS 67277-0314
or
timberidgehoa@hotmail.com

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.

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