 **Timber Ridge Times** 

December 2019

THROA Directors & Officers

PO Box 9314

Wichita, KS 67277-9314

[timberridgehoa@hotmail.com](about:blank)

[www.timberridgehomeowners.com](about:blank)

Carolyn Morton, President

316-640-1469 / Term – 04-20

Howard McCoy, Vice Pres.

316-729-7076 / Term – 04-22

Cynthia Portillo, Secretary

316-250-1788/ Term – 04-21

Tim Royse, Treasurer

316-655-8395

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](about:blank). If you have questions about the association,

our website is available at [www.timberridgehomeowners.com](about:blank) . 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 2020 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 will be held on the second Monday of April 2020 (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, 2020 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.

Thank you,

Carolyn K Morton

President TRHOA

**Dues for 2020 are $170.00**

**Dues are due June 1, 2020**

**Send payment anytime to:**

**Timber Ridge HOA**

**PO Box 9314**

**Wichita, KS 67277**

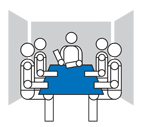
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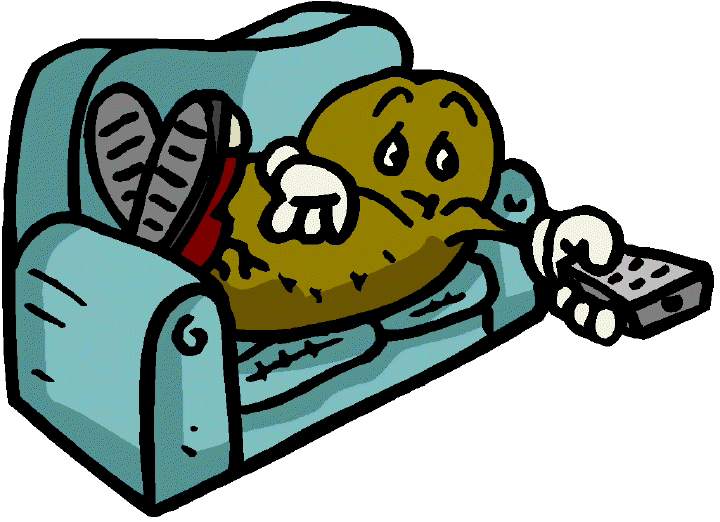
**Annual Meeting for TRHOA**

**April 13, 2020 – 7:00 PM**

**Northwest Christian Church**

**10850 West 21st Street**

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**MOVE MORE AND SIT LESS**

How can you be healthier? Ten years ago physical activity guidelines were released by the Department of HHS. The bottom line for adults then was: exercise 30 minutes a day, 5 days a week. You will be less likely to have heart disease, diabetes, some forms of cancer, fractures, depression and dementia. That advice continues.

However, the updated new guidelines emphasize that ALL activity is beneficial. If you can’t reach those guidelines, then START LOW AND GO SLOW. Gradually increase what you are doing for more benefit. Make this your resolution for 2019: MOVE MORE AND SIT LESS.

**Brought to you by Bike Walk Wichita**

**Carolyn Morton’s term on the board will be expiring in April 2020. 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.**

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| **Timber Ridge Homeowners Association** |
| **Budget** |
| **January 1, 2020 to December 31, 2020** |



**Timber Ridge HOA**

**Board Meeting**

**November 10, 2018**

The meeting was called to order at 10:30 AM. Board members Carolyn Morton, Howard McCoy,

and Cynthia Portillo were present. Treasurer, Tim Royse was also present. No other guests were at the meeting.

Carolyn asked if there were any additions or corrections to the minutes of the previous meeting

held on July 28, 2018. There were none. Minutes were approved as written.

Tim Royse, gave the treasurer report dated 11/1/18 thru 11/10/18. The report was approved.

**Old Business:**

● **Past due Dues** —There are 5 outstanding dues still owed. Cynthia motioned that Tim send third and final letter, if fees not paid by 1/2/19 a lien will be filed. Howard seconded the motion, motion carried.

● **1837 Shefford Circle** -Boat in driveway. Howard reported that it has been turned in to OCI and they will be taking care of it.

● **1830 Shefford Circle** -Trailer on the street. It has been removed.

● **2017 Stoney Point** -Jet ski in driveway. It has been removed.

● **2018 Stoney Point** -Boat on driveway. It has been removed.

● **2010 Stoney Point** -Jet ski in driveway. They are gone.

● **1846 Shefford Cir-** Weeds and a cottonwood trees in front yard. Home is in foreclosure.

● **10918 Westport-** Grass is high and needs mowed.

● **New HOA sign and post** -In commons areas, we will need to replace the signs and posts. They have faded out and are deteriorated. Carolyn will place an order for new signs to be printed.

**●** Landscaping rock offered by a homeowner-A resident offered to give the HOA a few landscaping rocks if wanted to use in the common areas. The board thanked the homeowner, but declined the rocks. We do not have a use for them at this time and cannot store them for future.

**● 2019 Budget-** Tim presented 2019 budget proposal. Tim proposed the treasurer’s fees increase to $400. Howard motioned that the budget be approved as presented. Cynthia seconded the motion. Motion carried.

**● Transfer money to savings** -Carolyn motioned that we transfer $10,000 to savings. Cynthia seconded the motion, motion carried.

● **Annual newsletter-** Being prepared and will go out in December.

**● Waste Connection renewal proposal** -Waste Connection trash service has agreed to offer Timber Ridge HOA homeowners a special price for their trash service. They will mail the offer direct to HOA homeowners. Cynthia motioned to allow the offer to be sent to homeowners and Howard seconded the motion. Motion carried.

● Invoices for annual dues will again be mailed next year on 4/1/19, due 6/1/19.

**Homeowner Concerns:**

**● 1801 Shefford Circle** -Jeep parked on the side of the home and has not been moved for weeks or even months. Howard reported to OCI and was told nothing they could do. He will re-contact OCI to double check. Seems like they should be able to remove it.

**● 1805 Shefford Circle-** Tree being removed on the common’s property.

**Adjournment**

With no further business, the meeting adjourned at 11:38 AM.

Cynthia K Portillo, Secretary

**New Business:**

**● 1929 Stoney Point** -Camping trailer in driveway.

It has been removed.

**● 1930 Stoney Point Ct** -Jet ski parked on the side

of the home. It has been removed.

**Timber Ridge HOA**

**Board Meeting**

**September 29, 2019**

The meeting was called to order at 3:10 PM. Board members Carolyn Morton, and Cynthia Portillo were present. Treasurer, Tim Royse was also present. No other guests were at the meeting.

Carolyn asked if there were any additions or corrections to the minutes of the previous meeting. There were none. Minutes were approved as written.

Tim Royse, gave the treasurer’s report dated 9/1/19 thru 9/30/19. The report was approved.

**Old Business:**

**● Past due Dues —**There are 8 outstanding dues still owed. Cynthia motioned that Tim send third and final letter, if fees not paid by 1/2/20, lien will be filed. Carolyn seconded the motion, motion carried.

**● New HOA signs and post -In commons areas,** we have replaced signs that had faded out with new signs. Carolyn will place an order for 12 more signs to use where needed and have extra on hand.

**New Business:**

**● Election of officers-** Cynthia made a motion that all board members retain same positions currently held. Carolyn as president, Howard as vice-president and Cynthia as secretary. Carolyn seconded the motion. Motion carried.

**● Dead Trees in commons areas-** There are at least 12 dead trees in commons areas that need removed. We would like to plant a tree for everyone that is removed. Carolyn to talk with Randy about this.

**● Dead Trees along 21st St -** There are 2 or 3 dead trees along 21st St that are dead. The City of Wichita is responsible for these trees. Cynthia to call them about having trees removed.

**● Dead Trees on Pathway Church property -** There are some dead trees next to the Pathway Church property line. Cynthia to call.

**● 2113 N Mars -** Homeowner complaint that siding in disrepair, fence and yard upkeep needed. Letter to be sent.

**Homeowner Concerns:**

**● 2001 N Parkdale** - Dog abuse complaint. Homeowner needs to contact City.

**● Sprinkler systems around ponds 1, 2 and 4.** Turned over to Randy.

**● Algae on pond 1-** We are aware of the problem, nothing we can do at this time.

**● 1834 N Shefford -** Homeowners tree limb has fallen into commons area and

needs trimmed and removed. Letter to be sent.

**Adjournment**

With no further business, the meeting was adjourned at 3:33 PM.

Cynthia K Portillo, Secretary

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**](about:blank)

Or emailing us at [**timberridgehoa@hotmail.com**](about:blank)