



Timber Ridge Times



December 2025

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.

The approved budget for 2026 is included in this mailing. The dues for next year will be **\$220.00**. This is a 10% increase. The raise is needed to try to keep up with our increasing costs of operation just like our personal expenses.

Homeowners are reminded that the annual meeting is scheduled for the second Monday of April 2026 (April 13) 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 are due June 1, 2026, in the amount of \$220.00.

Dues are considered late and begin accruing a monthly late fee on June 15, 2026, 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**

Many of you experienced fiber being trenched in your yards this year. The HOA also experienced the process in our Commons area. Currently the association does not have a sprinkler system along 21st St. Our system was totally destroyed. We have been working for several months to get the company responsible to provide the dollars to re-do our system as it is non-working from just west of Ashley Furniture and almost all the way to Shefford St. Thankful for all the rain this summer or our grass on 21st Street would be dead. Be sure, we will continue to work to be paid the cost to install a new system.

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 – 04-27

Howard McCoy, Vice Pres.
316-729-7076 / Term – 04-28

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

Tim Royse, Treasurer
316-655-8395

**Timber Ridge Home Owner's Association
Minutes of the Meeting of the Board of
Directors
Tuesday, December 3, 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 7:09 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 11/01/2024 thru 11/30/2024 was reviewed. The report was approved.

Old Business:

- Past due dues – Notices were mailed out in August to 32 homeowners that were past due on payments. Eleven homeowners remain past due today.
- Dead trees -21st St. – two more trees to come down - notified city 08-29-23. Emailed again 11-13-23. On 11-16-23 the city acknowledged the trees are still on their radar, but no date given. Emailed the city on 08-06-24. Emailed the city again on 11-06-24 asking for action to be taken since one tree has split and the top fallen.
- Trimming trees growing into Charlene Russell's fence. Contacted Cole Phillips to see about doing this work. Cole Phillips never responded. We need a new tree-trimming source.
- Parking around 2017 N. Stoney Point – There is still a lot of employee parking in connection with the business being run out of the home. Parking on **both** sides of the street at the same time is not happening as frequently which was causing congestion.
- 2001 N. Parkdale Ct. and 1846 N. Shefford Circle have trailers in the driveways longer than

- the allowed time. Carolyn will contact the owners of the Parkdale Ct. home. The people living on Shefford Circle have moved out.
- 11018 Westport has limbs in a trailer parked in driveway. Carolyn has contacted Lori for suggestions, but has not yet had any response.
 - Yard at 2117 N. Mars St. The homeowner has a plan to clean it up.

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.
- Approval of budget – There was a discussion regarding increased HOA expenses. Carolyn moved to increase HOA dues from \$170 to \$200. Pam seconded the motion. Motion carried. Budget approved.
- Review mowing proposal from Douglas Foster. Would like to talk to Doug about the responsibilities to see if he would be interested.
- Pond 5 committee – We have two volunteers – Sean Clothier 1825 N. Shefford Circle and Marcelle Hamel 11018 Westport.
- Dead tree needs to be removed at the south end of Pond 3. We're looking for someone to remove the tree.
- AT&T fiber install – AT&T accidentally cut one of the sprinkler lines. The line was fixed.

Homeowner Concerns:

With no further business the meeting was adjourned at 7:54 P.M.

Pamela Jones, Secretary

Timber Ridge Homeowners Association

Budget

January 1, 2026 to December 31, 2026

Income	2026 Budget	2025 Budget
Dues (266 x 220.00)* (2026 Dues)	58,520.00	53,200.00
Dues waived (3 x 220.00)	(660.00)	(600.00)
Liens	(3,400.00)	(2,600.00)
(Transfer from Savings)	-	
Total Income	54,460.00	50,000.00

Operating Expenses

Insurance	5,000.00	5,335.00
Annual Report	-	40.00
Utilities	6,500.00	6,000.00
Office Supplies & Postage	1,500.00	1,500.00
Liens & Legal	1,000.00	1,000.00
Meeting Place	50.00	75.00
Mowing & Commons Expense	39,000.00	35,000.00
Misc.	860.00	500.00
Commons Reserve	-	-
Treasurer's Fees	550.00	550.00
Total Expenses	54,460.00	50,000.00

Deferred Maintenance and Reserve for Replacement

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	21,157.14	20,739.02
Total (Reserves Held in Savings)	25,907.14	25,489.02

Questions and comments can be directed to:

Timber Ridge Homeowners Association

PO Box 9314

Wichita, KS 67277-0314

or

timberidgehoa@hotmail.com

Misc. Items

- 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. Members are Sean Clothier, Scott Synder, and Marcile Hamel. If you would like to serve also notify one of the board members. If you have suggestions, please contact one of the committee members.
- **Pam Jones's term will be expiring in April 2026. 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.**

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 Or emailing us at: timberridgehoa@hotmail.com

Annual Meeting for TRHOA

April 13, 2026 – 7:00 PM

**Pathway Church
2001 N Maize Rd**

Dues for 2026 are \$220.00

Dues are due June 1, 2026

Send payment anytime to:

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