 **Timber Ridge Times** 

December 2017

THROA Directors & Officers

PO Box 9314

Wichita, KS 67277-9314

timberridgehoa@hotmail.com

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

Carolyn Morton, President

316-640-1469 / Term – 04-20

Howard McCoy, Vice Pres.

316-729-7076 / Term – 04-19

Cynthia Portillo, Secretary

316-250-1788/ Term – 04-18

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. 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 2018 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. The wall along 21st Street was successfully repaired this year.

**Annual Meeting**

Homeowners are reminded that the annual meeting will be held on the second Monday of April 2017 (April 9) 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, 2018 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

**Dues for 2018 are $170.00**

**Dues are due June 1, 2018**

**Send payment anytime to:**

**Timber Ridge HOA**

**PO Box 9314**

**Wichita, KS 67277**

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**Annual Meeting for TRHOA**

**April 9, 2018 – 7:00 PM**

**Northwest Christian Church**

**10850 West 21st Street**

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**Cynthia Portillo’s term on the board will be expiring in April 2018. 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, 2018 to December 31, 2018** |  |  |  |  |
|  |  |  |  |  |
|  |  |  |  |  |
| **Income**  | **2018 Budget 01-01-18 thru 12-31-18** |  | Income  | **2017 Budget 01-01-17 thru 12-31-17** |
| Dues (266 x 170.00)\* (2018 Dues) | 45,220.00 |  | Dues (266 x 170.00)\* (2017 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 | 2,800.00 |  | Insurance | 2,800.00 |
| Annual Report | 40.00 |  | Annual Report | 40.00 |
| Utilities | 4,000.00 |  | Utilities | 4,000.00 |
| Office Supplies & Postage | 700.00 |  | Office Supplies & Postage | 700.00 |
| Liens | 500.00 |  | Liens | 500.00 |
| Legal | 500.00 |  | Legal | 300.00 |
| Meeting Place | 75.00 |  | Meeting Place | 75.00 |
| Mowing | 18,000.00 |  | Mowing | 18,000.00 |
| Commons Expenses | 7,500.00 |  | Commons Expenses | 7,500.00 |
| Misc. | 150.00 |  | Misc. | 150.00 |
| Commons Reserve  | 7,860.00 |  | Commons Reserve  | 7,915.00 |
| Treasurer's Fees | 375.00 |  | Treasurer's Fees | 350.00 |
| **Total Expenses** | 42,500.00 |  | Total Expenses | 42,330.00 |
|  |  |  |   |   |
| **Liens/Foreclosure- 13 Homes** | -2,210.00 |  | Liens/Foreclosure- 14 Homes | -2,380.00 |
|  |  |  |  |  |
|  |  |  |  |  |
| **Deferred Maintenance and Reserve for Replacement** |  | Deferred Maintenance and Reserve for Replacement |
|  |  |  |  |  |
| Sprinkler Repair and Replacement | 1,000.00 |  | Sprinkler Repair and Replacement | 1,000.00 |
| Pump Repair and Replacement | 2,750.00 |  | Pump Repair and Replacement | 2,750.00 |
| Lighting Repair and Replacement | 1,000.00 |  | Lighting Repair and Replacement | 1,000.00 |
| Commons Reserve  | 15,064.87 |  | Commons Reserve  | 15,052.75 |
| **Total (Reserves Held in Savings)** | 19,814.87 |  | Total (Reserves Held in Savings) | 19,802.75 |
|  |  |  |  |  |
|  |  |  |  |  |
| Questions and comments can be directed to: |  |  |  |
| Timber Ridge Homeowners Association |  |  |  |  |
| PO Box 9314 |  |  |  |  |
| Wichita, KS 67277-0314 |  |  |  |  |
| or |  |  |  |  |
| timberridgehoa@hotmail.com |  |  |  |  |

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**Board of Director Meeting Minutes**

 **approved since the last Newsletter**

**Timber Ridge HOA**

**Special E-mail Communication**

**Board Meeting**

**December 9, 2016**

The board communicated by email to make a decision on choosing a contractor for repairing and painting the wall on 21st Street. The minutes below are a summary of that communication and the board’s decision.

Board members Carolyn Morton, Howard McCoy, and Cynthia Portillo communicated by email in review of the bids for repairing and painting the wall on 21st Street, just west of Ashley Furniture and going west to almost Shefford St. Tim Royse, treasurer was also copied in, in the email correspondence.

* Repair and paint the Wall – The board requested bids from

Manuel Quintana, Quintana Construction, 316-993-9454; Isham Waterproofing, 316-308-8507; and Water Protection Plus, Monty Bazil 316-295-6557.

After review of the bids, Carolyn moved that we hire Isham Waterproofing. Isham Waterproofing presented a bid for $14,576.45. Howard seconded the motion. The motion was then followed by a vote. All board members voted yes, in favor of hiring Isham Waterproofing. The motion carried 3-0.

Howard to contact Isham and let them know we would like to proceed with the project.

Minutes were approved as printed.

Carolyn asked if there were additions or corrections to the minutes. There were none. The

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Cynthia K Portillo, Secretary

**Timber Ridge HOA**

**Board Meeting**

**April 22, 2017**

The meeting was called to order at 10:34AM. Board members Carolyn Morton, Howard McCoy, and Cynthia Portillo were present. Tim Royse, treasurer was also present at the meeting. Shane Isham, Isham Waterproofing, attended the meeting.

Carolyn asked if there were additions or corrections to the minutes. There were none. The

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Minutes were approved as printed.

Carolyn asked if there were additions or corrections to the minutes from the last meeting. There were none. Prior meeting was by email 12-09-16, to review and approve the hiring of Isham Waterproofing as contractor to repair wall. The minutes of the last meeting were approved.

Tim Royse presented the Treasurer’s Report dated 4-1-17 thru 4-22-17 and the report was approved.

**Old Business:**

* Past due Dues – There are now nine liens filed and completed.
* Repair and paint the Wall –Discussed with Shane Ishum on contracting for the wall repairs. He is ready to move forward when we are. Hopefully by end of May 2017. Shane requested to have let the homeowners affected know that he and his crew will be accessing the both sides of the wall and the total job may take about two weeks. Ishum Waterproofing 316-308-8507. Cynthia will write each of the homeowners affected to let them know about the project of cleaning and painting the wall. Cynthia will also contact the homeowners awhile after the letters have been mailed to see if they have any questions.
* Trim all trees in commons – Howard met with Randy. Some trees have already been trimmed and will continue to trim as needed.
* 2022 Parkdale – Buck Cates – has extended building into common areas. Approximately extended 12-15 feet into commons area. There are bushes and an arbor. He does keep the area clean.
* 11001 Westport—Trailer parked in drive and there is a hole in the front of the driveway where it looks like concrete will eventually be poured to repair driveway. A letter was sent 10-25-16. Cynthia to send 2nd letter to ask homeowner to remove trailer and fill in the hole.
* Tim,treasurer has a new process where he will send a letter to new homeowners when they buy a house in the subdivision. Welcoming them to the association and giving out our website and contact information.
* 2010 N Rutgers-home is in foreclosure. Owe $1913.20 in back dues as of 10-22-16. No change.

**New Business:**

* Election of officers-Howard motioned that each officer remain in the same position on the board, for the coming year. Carolyn as President, Howard Vice-president and Cynthia as Secretary. Cynthia seconded the motion. Motion carried.

**Homeowner Concerns:**

* Light on the flag pole-Howard stated that the light shining up to the flag is not strong enough to reach the Flag. According to the flag rules and regulations the light needs to hit the flag. Board will look into repairs needed.
* 2018 N Parkdale Ct-two German shepherds have been dropping waste in the commons area and homeowner has not picked it up. Cynthia to send letter.

With no further business, the meeting adjourned at 11:08 AM.

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Cynthia K Portillo, Secretary

**Timber Ridge HOA**

**Board Meeting**

**October 14, 2017**

The meeting was called to order at 10:00AM. Board members Carolyn Morton, Howard McCoy, and Cynthia Portillo were present. Tim Royse, treasurer was also present at the meeting.

Carolyn asked if there were additions or corrections to the minutes. There were none. The

Minutes were approved as printed.

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Minutes were approved as printed.

Carolyn asked if there were additions or corrections to the minutes from the last meeting. There were none. Carolyn moved that the minutes of the last meeting be approved, Howard seconded. Minutes approved.

Tim Royse presented the Treasurer’s Report dated 10-1-17 thru 10-14-17 and the report was approved.

**Old Business:**

* Past due Dues – There are 16 dues outstanding. Tim will send a third and final letter on 12/1/17. The letter states that if dues still not paid by 12/31/17, then a lien will be filed, at the expense of the homeowner, on their home.
* Repair and paint the Wall –All repairs and paint completed the board paid off Shane Ishum of Ishum Waterproofing for the wall repairs and paint. Shane did a good job.
* Trim all trees in commons – Howard working with Randy. Some trees have already been trimmed and will continue to trim as needed.
* 11001 Westport—Trailer parked in drive and there is a hole in the front of the driveway where it looks like concrete will eventually be poured to repair driveway. A letter was sent 10-25-16. Cynthia sent a 2nd letter to ask homeowner to remove trailer and fill in the hole. The hole was repaired, filled in with concrete. The trailer is still on driveway. Howard turned this in to OCI-City of Wichita.

**New Business:**

* Budget for 2018-There will be no increase in dues for 2018. Tim, treasure, requested an additional fee of $25, for his work to send invoices to homeowners for HOA dues. Homeowners have requested a separate invoice, apart from the post card reminders. The board has agreed to send a separate invoice for the annual dues. Howard motioned that the budget be approved, Cynthia seconded the motion. Motion carried.
* Invoicing for annual dues- Tim, treasure, to send invoices to homeowners for HOA dues. Homeowners have requested a separate invoice, apart from the post card reminders. The board has agreed to send a separate invoice for the annual dues. Howard motioned that we send invoices, Cynthia seconded the motion. Motion carried.
* Lights at Prescott & Parkdale-The lights at the entrance of the subdivision were on during daytime hours and the electrical boxes at both entrances were missing covers. Carolyn to speak to Light Bulbs etc. on both issues.

**Homeowner Concerns:**

* 1801 Shefford-Susan Lindow’s house (she is deceased), daughter Sarah is renting it out. There is a Jeep parked on the grass beside the house. Neighbor concerns also included a fence installed may be on the commons area of the property and the back yard is looking awful. This property was turned over to City-OCI 10/6/17.
* 1822 Shefford- Marcus Wise- Basketball goal in the street. This is a City issue, not HOA; however as of the date of this meeting the goal had been removed.
* 1941 Parkdale Ct-basketball goal in the street. Cynthia sent neighborhood police officer Hahn an email. She will drive by and let them know it needs to be moved.
* 1829 Shefford- Sharon Shrewsbury-Neighbor concern with recently installed shed up front and next to the house. Did she get a permit? Cynthia sent letter. Sharon called and spoke to Carolyn, she will provide a permit. Shed in compliance with HOA by laws.
* 1830 Shefford- Matt and Rachel Habiger-Work trailer parked in driveway. City had been out before and told him it could not be parked there, they moved it for a while and now back in driveway. Turned into City-OCI 10/6/17.
* 1833 Shefford- Gabriel Martinez & Susan Gitzen-boat on the side of the house. Letter sent. Boat removed.
* 1837 Shefford- Gary & Christy Allen-Neighborhood complaints on several issues. El Camino with cab removed sitting on the street. It has a ladder in it and the car has painted graffiti all over it. The tags are expired and it does not move. On 10/9/17, the car was gone. There was a truck in the driveway with expired tags. They also leave their trash cans’ in the street, they have a jet ski in the back yard and also several cars (4 or 5) parked in the front of the house and in the front of other neighbors homes. This property was turned over to the City-OCI and they have a court date coming up.
* 2125 N Parkdale Ct- white truck with no tags. Turned over to City-OCI.
* 1930 Parkdale Ct-trailer with tree limbs sitting in driveway for over three weeks. Turned in to City-OCI.
* 1942 N Parkdale Ct-dead tree in back yard. Turned in to City-OCI.
* 1950 N Parkdale Ct-large weeping willow, dead tree needs removed. Turned in to City-OCI.
* 2001 N Parkdale Ct-Loomis Montgomery-weeds in backyard need mowed, they are taller than fence. Cynthia sent a letter.

With no further business, the meeting adjourned at 11:09 AM.

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Cynthia K Portillo, Secretary

Need information about the homeowners 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**