 **Timber Ridge Times** 

December 2018

THROA Directors & Officers

PO Box 9314

Wichita, KS 67277-9314

[timberridgehoa@hotmail.com](mailto: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 – 04-21

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](mailto: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 2019 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 2019 (April 8) 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, 2019 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

Waste Connections who has provided TRHOA with a discount for trash service for a number of years is providing new pricing for the association. They will be doing a direct mail to the homeowners with details.

The Board has ordered new signs for the commons areas to be installed this spring.  If you would be willing to help with this project of installing new posts for the signs, please contact a board member.

If you have questions or homeowner concerns, please contact one of the board members.

Thank you,

Carolyn K Morton

President TRHOA

**Dues for 2019 are $170.00**

**Dues are due June 1, 2019**

**Send payment anytime to:**

**Timber Ridge HOA**

**PO Box 9314**

**Wichita, KS 67277**

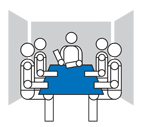
**C:\Users\carolyn\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\KAX0PC48\dglxasset[1].aspx**

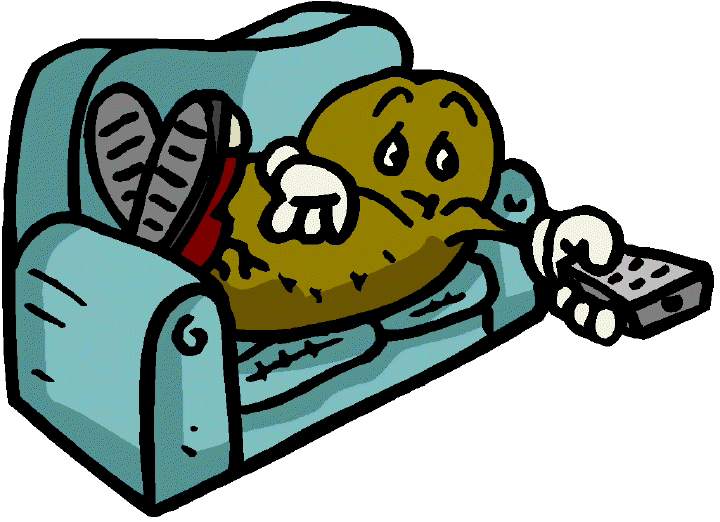
**Annual Meeting for TRHOA**

**April 8, 2019 – 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**

**Howard McCoy’s term on the board will be expiring in April 2019. 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, 2019 to December 31, 2019** |



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| 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) |  |

**Board of Director Meeting Minutes**

**approved since the last Newsletter**

**Timber Ridge HOA**

**Board Meeting**

**April 7, 2018**

The meeting was called to order at 1:30PM. Board members Carolyn Morton, Howard McCoy and Cynthia Portillo were present. Tim Royse, treasurer was also present at the meeting. No other guest in attendance.

Carolyn asked if there were any additions or corrections to the minutes of the previous meeting held on October 14, 2017. There were none. Howard moved the minutes of the last meeting be approved. Cynthia seconded; motion carried.

Tim Royse presented the Treasurer’s Report dated, 4/1/18 thru 4/9/18. The report was approved.

**Old Business:**

* Past Due Dues/End of year liens – There are 15 dues outstanding. There were 4 liens filed in 2017 totaling an amount of $17,205. Tim will be mailing an invoice for the 2018 dues owed.
* Trim all trees in commons – Howard to get with Randy and establish a time frame for completion.
* 11001 Westport – Trailer parked in drive and there is a hole in front of the driveway where additional concrete slab was to be poured. Letter sent 10-25-16. OCI talked to home owner and this has been taken care of.
* 1801 Shefford- Susan Lindow's house (she is deceased) daughter Sarah is renting out.

There is a Jeep parked on the grass beside the house.  They have installed a fence which Clark believes is sitting in the commons area property. Don't know if a permit was obtained or not.  The back yard is beyond looking awful.  They leave their trash sitting in front of the garage.  Supposedly, they are going to put a concrete pad on the side of the house where the Jeep is now parked.  If they do, it will abut right up next to the neighbor's property line.  If they didn't get a permit for the fence, we would guess they won't get one to put the concrete in either. Turned into OCI 10-6-17. Update-the trash has been picked up, looks a little better. OCI says parking the Jeep on the side of the home is legal. Howard is going to walk by and inspect backyard to see if anymore issues.

* 1822 Shefford- Marcus Wise - Just purchased June 30. He has a basketball goal sitting in the street. Goal has been re-moved
* 1829 Shefford- Sharon Shrewsbury - just closed on house 8-27. She is building a shed which Clark describes as being up by the front of the house and not in the back yard.  She did not get approval from the board and she did not get a permit from the city.  Susan called Carolyn Morton on 10-13-17, and asked what we needed. Carolyn told her a copy of the permit from the City. She had a builder install it and is also planning on putting up a privacy fence. Carolyn told her we would need a copy of that permit as well. Susan provided the permit, all okay for now.
* 1830 Shefford- Matt and Rachel Habiger. He has a work trailer that he used to park in his driveway.  Someone from City came out and told him he couldn't park it in the driveway.  He had it somewhere else for awhile and now has gone back to parking it on site beside the house in the grass. Turned into OCI – 10-6-17. Howard checking with OCI on this one.
* 1833 Shefford - Gabriel Martinez and Susan Gitzen. We think this house just changed hands at the end of May.  They may not be aware of the restrictions. They have a boat on the side of the house. Cynthia - Sent them our boat letter.  Gabriel called Carolyn Morton on 10-12-17, and was a little upset with the tone of the letter but his boat has already been moved. He wanted to know if he could put a garage where the slab is next to his garage. I told him he would have to contact the City to see if that process would meet the City’s codes.
* 1837 Shefford- Gary and Christy Allen. They have an El Camino with the cab removed sitting on the street.  It has a ladder in it and has painted graffiti all over it. The tags are expired and it doesn't move.  On 10-9-17, this was gone. There is a truck in the drive way with expired plates.  They leave their trash cans in the street beside the El Camino.  They have a jet ski on the side of the house.  In the evening there are like 4 or 5 cars parked and sometimes in front of other people's houses; this is not an HOA issue. This has already been turned over to OCI and they have a court date upcoming. This property is better, jet ski gone and trash removed. Still a lot of cars.
* 2001 N Parkdale **–** Neighbor complaint concerning vehicles parked in the street for weeks at a time without being moved, home in need of some repairs to chimney and needs painted, looks rundown and un-kept yard. This home has been reported to OCI several times in the past. The owners recently moved the vehicles into the drive way. The board decided to send a letter on the home repairs. Cynthia sent letter 4/25/18.

**New Business:**

* 1809 & 1813 N. Shefford Circle - 03-9-18 – Neighbor asked that we check out the dead pine tree in the commons area behind 1809 & 1813 N. Shefford Circle. There are 3 large pine trees at that location and the middle one has been in poor health for several years and is now dead. This has been taken care of, the trees have been removed.
* Past Due Dues/ Lien - Kip Schmidt – 2121 N Prescott. On 3/16/18 Kip emailed the HOA board asking for adjustment on the late fees incurred due to this is a rental property and he never received an invoice for the dues and was unaware of the accruing late fees.

The amounts owed are broken down as follows:

Dues 2016                170.00

Late Fees 2016        150.00

Lien Filing                   52.20

Dues 2017                170.00

Late Fees 2017        300.00

Late Fees 2018          50.00

Lien Release fee 51.00

Total                          943.20

Kip paid $510 for 2016, 2017, and 2018 dues. He paid $103.20 for the lien filing and lien release. Howard moved that if the 2016 late fees of $150 were paid, the board would waive the other fees. Cynthia seconded the motion. Motion carried.

**Homeowner concerns**

* Ponds need new signs-the current ones are faded out and some leaning over. Carolyn will check with Mary to ask where we have purchased these in the past.
* Budget has an excess of $8,000. Carolyn motioned to transfer $8,000 to savings. Cynthia seconded, motion carried.

With no further business, the meeting adjourned at 2:25PM.

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Cynthia K Portillo, Secretary

**Timber Ridge HOA**

**Board Meeting**

**July 28, 2018**

The meeting was called to order at 3:00PM. Board members Carolyn Morton, Howard McCoy, and Cynthia Portillo were 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 April 7, 2018. There none. Minutes approved as written.

Tim Royse, treasurer was not present at the meeting but gave copies of the report by email dated 6/1/18 thru 6/30/18. The report was approved.

**Old Business:**

* **Past due Dues**—24 outstanding dues still owed. Tim will send a reminder letter.
* **1809 & 1813 N. Shefford Circle** – Homeowner request received 03-9-18. Please check out the dead pine tree in the commons area behind 1809 & 1813 N. Shefford Circle. There are 3 large pine trees at that location and the middle one has been in poor health for several years and is now dead. There has been a mite problem or whatever has been getting to the pine trees and homeowners sprayed several years ago to try and turn it around but the middle tree was too far gone to help. Hopefully the remaining 2 will fare better. Your attention to this situation is appreciated.  
  John Green  
  1813 N. Shefford Circle  
  722-5309

Howard spoke to Randy on this issue just two days ago and this will be taken care of.

* **Past Due Dues/ Lien - Kip Schmidt 3-16-18**

The amounts owed are broken down as follows:

Dues 2016                170.00

Late Fees 2016        150.00

Lien Filing                   52.20

Dues 2017                170.00

Late Fees 2017        300.00

Late Fees 2018          50.00

Total                          892.20

There will be an additional fee of $51.00 to release the lien, thus the amount due provided by our treasurer was $943.20. Dues for 2018 will be due June 1.  Dues are past due if not paid by June 15.  Dues are again $170 for the year.

The board of directors agreed to a partial payment. Kip paid $510 for 2016, 2017 and 2018 dues. He paid $103.20 for lien filing and lien release. He agreed to pay 2016 late fees of $150; the board waived the other fees.

* **2001 N Parkdale –** Homeowner request received.

My family and I live at 2021 N Parkdale CT and have for almost 11 years and have never contacted the board about anything.  That changes today as the residence at 2001 N Parkdale have blatantly ignored city ordinances concerning vehicles parked in the street.  We pay our HOA dues on time yearly and all we expect is to have a neighborhood free from this rundown looking entrance to our cul-de-sac.  It is the very first dwelling anyone sees upon turning down our street.  The two vehicles parked on the street now have not moved for week’s maybe months.  The rest of the homes on our block are well taken care of and not one person purposely ignores the bylaws or ordinances like those at 2001 Parkdale.  Please feel free to contact me via email or phone at 316-218-2691. I look forward to hearing from someone concerning this matter.  
Respectfully,  
Jeffrey A Curtis

Response by board. This home has been reported to OCI several times in the past. The owners recently moved the vehicles around, so nothing we can do about that. Board sent a letter on home repairs needed and upkeep of home 4/25/18.

**New Business:**

* Election of Officers—Howard motioned that board members remain in same positions as previous year. Carolyn, as President; Howard, Vice-president and Cynthia as Secretary. Cynthia seconded the motion, motion carried.
* 1837 Shefford Cir—Boat on driveway. 8/12/18 still there, Cynthia sent letter.
* 1830 Shefford Cir—Trailer on the street. 8/12/18 trailer was gone, no letter sent.
* 2017 Stoney Point—Jet ski in driveway. 8/12/18 still there, Cynthia sent letter.
* 2018 Stoney Point—Boat on driveway. 8/12/18 boat was gone, no letter sent.
* 2010 Stoney Point—Jet ski’s in driveway. 8/12/18 jets skis are gone, no letter sent.
* 1846 Shefford Cir—Weeds and a lot cottonwood trees in front yard. 8/12/18 yard has been mowed.
* 10918 Westport—Grass is high and needs mowed. 8/12/18 Cynthia sent letter.
* 2117 N Mars—Yard needs mowed. Home in Foreclosure.

**Homeowner concerns**

* Homeowner on Prescott Circle wanted to know if we could get City to put yield or stop signs on East and West Cornelison. The Board is not able to do anything on this issue.
* Homeowner on Stoney Point called about drainage pond behind their houses that belongs to a different
* HOA. Carolyn said she would call Windwood Estates and let them know.

**Adjournment**

With no further business, the meeting adjourned at 3:40 PM

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