



# Timber Ridge Times



December 2022

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 2023 is included in this mailing. The dues for next year will remain at **\$170.00** although we are showing a deficit in spending in our budget. The cost of our insurance, utilities, and other expenses have risen significantly just like many of our own personal expenses. The Board has chosen to cover this year's deficit from our savings account. So that you may prepare ahead, an increase in dues is likely to occur for the 2023-24 period.

## Annual Meeting

Homeowners are reminded that the annual meeting is scheduled for the second Monday of April 2023 (April 10) at 7:00 PM at the Northwest Christian Church 10850 West 21<sup>st</sup> Street. The regular business of the association will be conducted. A new board member will be elected to a 3-year term as Cynthia Portillo has decided not to run again. We thank her for her past service.

## Dues

**Dues are due June 1, 2023, in the amount of \$170.00. Dues are considered late and begin accruing a monthly late fee on June 15, 2023, 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

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 – 04-24

Howard McCoy, Vice Pres.  
316-729-7076 / Term – 04-25

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

Tim Royse, Treasurer  
316-655-8395

**Timber Ridge HOA  
Board Meeting  
March 22, 2022**

The meeting was called to order at 5:45 PM Carolyn Morton, Howard McCoy, and Cynthia Portillo, board member's present. Tim Royse, treasurer was also present. No other guests attended the meeting.

Approval of minutes - Howard motioned that the minutes of the previous meeting be approved as written. Carolyn seconded the motion, motion carried.

Treasurer's report - Tim Royse gave the treasurer report, dated 3/1/2022 thru 3/22/2022. The report was approved.

**Old Business:**

- Past due Dues - There are currently no past dues. Dues collected-17.
- Pine needles on 21st along brick wall - Cleaned up, need to have Randy put down grass seed. There are several items Carolyn and Howard to send to Randy regarding landscaping of common areas.
- 1814 N Shefford CT - Brian and Shand Steele - remove trees - mowers broke off a part of their fence. Homeowner submitted an estimate to fix in the amount of \$385. Homeowner will be reimbursed when the work has been completed.
- Dirt behind houses around Pond 3 (S of Buck Cates) - Ask Randy to do this.
- Remove all remaining willow trees - need to ask Randy if this is done.
- Estimate for rock around Ponds 1 & 2 - need to ask Randy to do this.
- Remove mulch from tree stumps ground - need to ask Randy if this is done.
- 1837 N Shefford – Gary Allen - This home has been reported to OCI and there is a court date pending. Yard and vehicles in drive continue to be an eyesore in the neighborhood. Howard will keep us posted.
- Pond 5 – Cattails- make sure Randy hits this early and hard.

**New Business:**

- Two homeowners - Pat Sherry and Richard Angleton called board members asking the board to consider adding a well and pump to Pond 5. Due to the drought and drop in water table levels; no motion was made to pursue this at this time.
- Do we need to amend By-Laws to allow for Solar panels on roofs? No motion

was made at this time. We have very few homes with solar panels at this time and the ones that are, have been reviewed by the board for approval and have been professionally installed.

- Do we need to add trees? No motion made. Will continue to add trees when trees are removed.
- 2002 N Parkdale Ct - Kalin & Haley Blackburn - fence section is missing. Cynthia to send letter.
- 2057 N Parkdale - James & Margaret Wright - fence section is down. Cynthia to send letter.
- 1926 N Parkdale – Craig & Elizabeth Rindt - fence section is down. Cynthia to send letter.
- 11010 N Cornelison - Tom Drees - trailer in drive. Letter sent 2/14/22. Cynthia to send second letter, asking to move within 2 weeks from date of letter or will be submitted to OCI.
- Trees north side of Pond 3 - When homeowner finishes trimming the tree in common area; will ask Randy to haul the branches away.
- 2001 N Parkdale Ct - Montgomery Loomis - House needs painting and general cleanup. Send letter, give 30 days and include if not completed will be submitted to OCI.
- Reminder of the Annual meeting on Monday, April 11 at 7:00 PM. Howard will put the signs out.

**Homeowner Concerns:**

- Two trees in the commons area south of where Howard lives.

With no further business the meeting adjourned at 6:30PM.

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**Cynthia K Portillo-Secretary**

**Timber Ridge HOA  
Board Meeting  
June 7, 2022**

The meeting was called to order at 6:35 PM. Carolyn Morton and Cynthia Portillo, board member's present. Tim Royse, treasurer was also present. Guests attending were Wichita City Councilman Brian Frye, resident Teresa Poynter - 2110 N Parkdale Ct and resident Shawn Clothier - 1825 N Shefford Cir.

Approval of minutes - Carolyn moved that the minutes of the previous meeting be approved as written. Cynthia seconded the motion, motion carried.

Treasurer's report - Tim Royse gave the treasurer report, dated 6/1/2022 thru 6/7/2022. The report was approved.

#### **Old Business:**

- Past due Dues - There are currently no past dues.
- 1814 N Shefford Ct - Brian and Shanda Steele – Mowers broke off fence; Homeowner has been told (1-18-22) to fix fence and HOA will reimburse them the cost. 05-26-22 - Homeowner said they are still waiting for the company to fix.
- Dirt behind houses around Pond 3 just south of Buck Cates – Randy will haul in dirt and plant grass in the fall. We need to tell him what kind of grass to plant.
- Remove all remaining willow trees – Randy is removing trees as time allows.
- Estimate for rock around Ponds 1 and 2 – Reviewed estimate from Randy in the amount of \$6,570. Cynthia moved that we accept the quote. Carolyn seconded. Motion carried.
- 1837 Shefford – Gary Allen – Submitted to MAPC – Keely Snow reported the court date is still pending.
- Cattails on Pond 5 – Have been sprayed.
- 2002 N Parkdale Ct – Kalin and Haley Blackburn – fence section missing. Repairs made.
- 2057 N Parkdale – James and Margaret Wright – fence section down. Repairs made.
- 1926 N Parkdale – Craig and Elizabeth Rindt – fence section down. Repairs made.
- 11010 N Cornelison – Tom Drees – trailer in drive – letter sent 2-14-22; Send a second letter and include if not moved within 2 weeks from date of letter will be submitted to MAPC – Trailer gone only to be replaced by a boat. Person across the street called to complain about the dead bamboo and how it looks. Backyard is a mess. Keely Snow responded that she can't help us with the boat now because of "usage" season. The City inspector was out regarding

the backyard and condition of the home. HOA will let the MACP handle for now.

- 2001 N Parkdale Ct – Montgomery Loomis – House needs painting and general cleanup; Cynthia to send second letter; give 30 days and include if not completed will be submitted to MAPC.
- Dead trees along 21st Street - Emailed City again about dead trees. Heard back they will try to shoot for the end of June or first of July.

#### **New Business:**

Election of officers-Cynthia moved the board keep their current positions. Carolyn, President; Howard, Vice President and Cynthia, Secretary. Carolyn seconded the motion. Motion carried.

Pathway Church – Planned development - Councilman Brian Frye shared and confirmed that Pathway plans sell part of their vacant land to a developer to build duplexes. HOA residents can fill out protest forms to share their concerns. The HOA can also ask for screening walls, or specific fencing, or tree lines to be put in by the developer. This may or may not be approved.

Lining for drainage ponds – Shawn Clothier - 1825 N Shefford Cir presented an idea to the board to line Pond 5 with a product called Bentonite. Bentonite is a natural clay that expands to seal a pond for leakage. It is a natural product, not harmful to wildlife. Shawn to get back with the board on the costs.

Landscape Committee – Teresa Poynter - 2110 N Parkdale Ct, presented a plan on landscaping both entrances off 21st St. Plans included using as many of the current plants, but also adding and changing some plants, changing light fixtures and removing the overgrown bushes in front of the HOA signs. Teresa would like to start with the islands. Cynthia moved we budget up to \$500 for re-landscaping of both islands. Carolyn seconded. Motion carried.

#### **Homeowner Concerns:**

**Adjournment** - With no further business the meeting was adjourned at 8:25 PM.

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**Cynthia K Portillo-Secretary**

## 2023 Approved Budget

Timber Ridge Homeowners Association Budget January 1, 2022 to December 31, 2022		Timber Ridge Homeowners Association Budget January 1, 2023 to December 31, 2023	
<b>Income</b>	<b>2022 Budget</b>	<b>Income</b>	<b>2023 Budget</b>
Dues (266 x 170.00)* (2022 Dues)	45,220.00	Dues (266 x 170.00)* (2023 Dues)	45,220.00
Dues waived (3 x 170.00)	(510.00)	Dues waived (3 x 170.00)	(510.00)
Liens	(1,190.00)	Liens	(2,040.00)
Subtotal	43,520.00	Subtotal	42,670.00
		Transfer from Savings for Deficit	6,595.00
<b>Total Income</b>	<b>43,520.00</b>	<b>Total Income</b>	<b>49,265.00</b>
<b>Operating Expenses</b>		<b>Operating Expenses</b>	
Insurance	3,900.00	Insurance	4,300.00
Annual Report	40.00	Annual Report	40.00
Utilities	4,000.00	Utilities	7,300.00
Office Supplies & Postage	500.00	Office Supplies & Postage	500.00
Liens & Legal	1,000.00	Liens & Legal	1,000.00
Meeting Place	75.00	Meeting Place	75.00
Mowing & Commons Expense	33,115.00	Mowing & Commons Expense	35,000.00
Misc.	490.00	Misc.	500.00
Commons Reserve	-	Commons Reserve	-
Treasurer's Fees	400.00	Treasurer's Fees	550.00
<b>Total Expenses</b>	<b>43,520.00</b>	<b>Total Expenses</b>	<b>49,265.00</b>
<b>Deferred Maint. and Reserve for Replacement</b>		<b>Deferred Maint. and Reserve for Replacement</b>	
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	33,933.75	Commons Reserve	27,498.97
<b>Total (Reserves Held in Savings)</b>	<b>38,683.75</b>	<b>Total (Reserves Held in Savings)</b>	<b>32,248.97</b>
Questions and comments can be directed to:			
Timber Ridge Homeowners Association			
PO Box 9314			
Wichita, KS 67277-0314			
or			
<a href="mailto:timberidgehoa@hotmail.com">timberidgehoa@hotmail.com</a>			



**Dues for 2023 are \$170.00**

**Dues are due June 1, 2023**

**Send payment anytime to:**

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

**Annual Meeting for TRHOA**

**April 10, 2022 – 7:00 PM**

**Northwest Christian Church  
10850 West 21<sup>st</sup> Street**



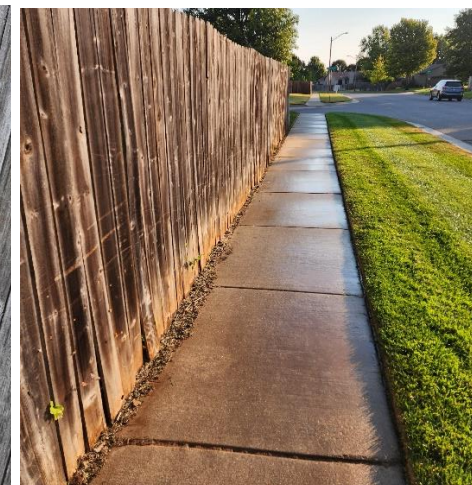
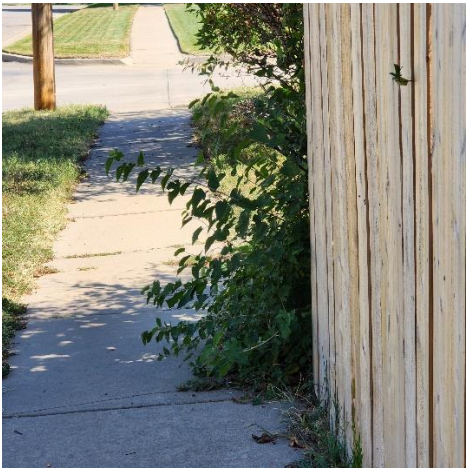
## **Misc. Items**

- Cynthia Portillo's term will be expiring in April 2023 and she will not be running for another term. 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.
- Pond 5 – The Board has been working with our mowing crew to remove the cattails and other debris from this pond and investigating ways for the area to hold water. Gathering of ideas will continue to find a workable solution to improve this area of our Commons.
- New plants were put in the islands of the Parkdale and Prescott entrances. Plans are to replace the bushes on the sides of the entrances in the spring. Thanks to Theresa Poynter and her landscape committee for all the work they have done.
- 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.**



**Let's keep our area looking the best.....**

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. Following are some examples around our development some good and others needing some improvement. Thanks for being a good neighbor!



## 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.

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

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