



# Timber Ridge Times



December 2023

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 2024 is included in this mailing. The dues for next year will be **\$187.00**. This is a 10% increase as allowed by the by-laws. We could still have a deficit of around \$2,000 which we will have to cover from our savings account.

## Annual Meeting

Homeowners are reminded that the annual meeting is scheduled for the second Monday of April 2024 (April 8) 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.

## Dues

**Dues are due June 1, 2024, in the amount of \$187.00.**

**Dues are considered late and begin accruing a monthly late fee on June 15, 2024, 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

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

Tim Royse, Treasurer  
316-655-8395

## Timber Ridge HOA Board Meeting December 6, 2022

The meeting was called to order at 7:02 PM. Carolyn Morton, Cynthia Portillo, and Howard McCoy, board members, were present. Tim Roysse, treasurer was also present. Guest attending was HOA resident Teresa Poynter - 2110 N Parkdale Ct.

Approval of minutes - Carolyn read the minutes of the last meeting; they were approved as read.

Treasurer's report - Tim Roysse gave the treasurer report, dated 11/1/2022 thru 11/30/2022. The report was approved.

### Old Business:

- Past due Dues - There are currently 10 past dues. Tim sent the third and final letter letting residents know that a lien will be filed if dues are not paid.
- Dirt behind houses around Pond 3 just south of Buck Cates – Randy will be grading the area, filling in dirt, and planting grass.
- Remove all remaining willow trees – Randy is working on removing approximately 11 trees.
- Estimate for rock around Ponds 1 and 2 – board approved; Randy will be working on this.
- 1837 W Shefford Cir – Gary Allen – Submitted to MAPC – Court date; Keely Snow reported back the court date is still pending. Continuance in September.
- Cattails on Pond 5 – Have been sprayed and cleaned out.
- 11010 W Cornelison – Tom Drees – boat in drive – the board attempted several contacts with no response. Tom passed away. Board will wait until the executor is appointed to see if follow up is needed.
- 2001 N Parkdale Ct – Montgomery Loomis – House needs painting and general cleanup; Cynthia to send letter; give 30 days and include if not completed will be submitted to MAPC. Has been submitted and there is now a court order.
- Dead trees along 21st Street-The City has removed 14 trees. Carolyn sent them a thank you email and stated that we look forward to them grinding the stumps and planting new trees.
- Landscape Committee – Theresa Poynter resident 2110 N Parkdale Ct – New plants in both island entrances have been planted. The board would like to thank homeowners, Mr. Diggs at the Parkdale entrance and Paul Mainz at the Cornelison entrance for allowing us to use their water for the new plants when the HOA experienced a main leak in the sprinkler system. Theresa will be looking at planting new bushes and installing new lighting in the Spring. Materials to install drip irrigation in the islands have been purchased and will be installed in the Spring.
- Lining for drainage ponds – Shawn Clothier, 1825 N Shefford Cir had 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. Aaron White has been contacted to obtain pricing and installation cost of applying a product called Bentonite. The board received a quote \$16,851.56 for 2,000 lbs. of granular Bentonite for pond sealing. Plus \$11,900 for installation by Jacobs Lawn Care, bringing the total to \$28,751.56. After discussion the proposal died for lack of a motion. Board to consider other ideas as they come up.

### New Business:

- Budget and Dues - 2023 Budget was reviewed for approval. Tim noted that utilities, expenses, and insurance have all gone up substantially. Tim will contact the electric company about the big increases to see if they will check the meter. With all the increases the board considered raising dues for 2023 to cover shortage in the budget and decided instead to transfer funds from savings as needed to cover the deficit. Howard moved the dues remain at \$170 a year. Cynthia seconded the motion. Motioned carried.
- Newsletter - will be sent by the end of the year.
- Resignation – Cynthia submitted her resignation as a board member. She will serve until April 2023 when the term expires.

### Homeowner Concerns:

- 1953 N Stoney Point Ct. – James and Rebecca Springer – Side of house has been unpainted for over a year. Cynthia sent a letter and gave 60 days for compliance.
- 10902 W Westport - a trailer parked in drive - Cynthia to send letter.
- 2125 N Parkdale - a trailer parked in the drive - Cynthia drove by and there was no trailer, no letter sent.

**Adjournment** - With no further business the meeting was adjourned at 8:00 PM.

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Cynthia K Portillo-Secretary

## Timber Ridge HOA Board Meeting Monday, May 22, 2023

The Board of Directors (the "Board") of the Timber Ridge Home Owner's Association met in regular session at the home of Carolyn Morton. The meeting was called to order at 6:35 PM. The following members of the Board were present: Carolyn Morton, Howard McCoy and Pamela Jones. Tim Roysse, serving as Treasurer was also present.

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

Treasurer's report - Tim Roysse presented the treasurer report dated 5/1/2023 thru 5/23/2023. The report was approved.

### Old Business:

- Past due dues – Eleven liens have been filed.
- 1837 Shefford – Gary Allen – Submitted to MAPD – Court date; Keely Snow reported back the court date is still pending. Case got a continuance in September. Snow says we have to call the court for updates. Howard to inquire.
- 2001 N Parkdale Ct – Montgomery Loomis – House needs painting and general cleanup; Two letters sent in 2022. Submitted to MAPD and there is now a court order.
- Dead trees – 21<sup>st</sup> St. - Trees have been cut down. Now waiting for City to grind stumps and plant new trees. – Done – 8 more need to come out – notified City 04-11-23
- Landscape Committee – Theresa Poynter – Drip irrigation installed at both entrances.

- 1953 N Stoney Point Ct. – James and Rebecca Springer – Side of house has been unpainted for over a year. The house may possibly have one coat of paint at this time.
- Drainage ponds – Need to contact the storm water engineer with the City of Wichita and discuss at the next meeting.

#### **New Business:**

- Election of Officers – Howard moved that the following officers be elected: Carolyn, president; Howard, vice-president; and Pamela, secretary. Pamela seconded. Motion carried.
- ATV – 2034 N Parkdale – kid riding ATV in commons – Letter sent 05-06-23. Have not seen any kids riding an ATV in the commons area since the letter was sent.
- 1810 N Shefford Circle - Kids throwing rocks in Pond 4. It's a rental – letter 05-08-23 – Renter called and reported the kids are throwing food.
- Jay Longfellow – Floating deck for turtles to sun on Pond 4. The game warden should be contacted regarding a floating deck in the pond for turtles.
- 2061 N Parkdale - Rental – Kids playing in Commons area and leaving trash. Howard reported that the kids living at this address are really good kids and no further action is necessary.
- 2034 N Parkdale Ct. - Jamie Gonzalez – Building in back yard. Architectural committee was not contacted prior to building but appears no violations are noted.
- 2022 N Parkdale Ct. – Matt & Kyndall Miller – The retaining wall can be fixed but not extended. Carolyn will visit with the new owner.
- 2022, 2018, 2014 N Parkdale Ct – Grass not being mowed. Randy will be contacted about mowing the grass.
- 2142 N Parkdale Ct. - Krystal Aldrich – Yard is at least a foot high. A letter was sent to the homeowners last week. Will check on the yard on Sunday and follow up if necessary.

#### **Homeowner Concerns:**

Carolyn asked Tim to make sure we have every rental address in addition to the owner's information listed in the Treasurer's report for HOA dues and the Newsletter section as well as the rental listing.

With no further business the meeting was adjourned at 7:30 P.M.

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Pamela Jones, Secretary

### **Timber Ridge HOA Board Meeting Wednesday, August 30, 2023**

The Board of Directors (the "Board") of the Timber Ridge Home Owner's Association met in regular session at the home of Carolyn Morton. The meeting was called to order at 7:00 P.M. The following members of the Board were present: Carolyn Morton, Howard McCoy, Pamela Jones and Tim Royse, serving as Treasurer. Matt Miller was also present.

**Approval of minutes** - Carolyn moved that the minutes of the previous meeting be approved as printed. Pam seconded the motion. Motion carried.

**Treasurer's report** - Tim Royse presented the treasurer report dated 8/1/2023 thru 8/31/2023. The report was approved.

#### **Old Business:**

- Past due dues. Carolyn asked Tim to check number of dues collected.
- 1837 Shefford – Gary Allen – Submitted to OCI/MAPD – Court date; Keely Snow reported back the court date is still pending. Case got a continuance in September. Snow won't tell us anything; says we have to call the court. Howard suggests that the court be called. Carolyn will call the court.
- 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/MAPD. Has been submitted and there is now a court order. Howard update ...
- Dead trees – 21<sup>st</sup> St. - Trees have been cut down. Now waiting for City to grind stumps and plant new trees. – Done – 8 more need to come out – notified City 04-11-23 – 2 more to come down – notified city 08-29-23.
- Drainage ponds. We can pump water. Questions remain regarding: a) sealing the ponds; b) make the ponds smaller; and, c) do away with the ponds altogether. Need to contact the City Storm Engineer or a consulting engineer for direction.
- 2022 N Parkdale Ct. – Matt & Kyndall Miller – Carolyn visited with Matt and informed him wall needs to be fixed. Matt has received two quotes to fix the retaining wall. Carolyn states that the wall is on common ground and the fence needs to be built on the property line. Issues include property lines and trees. Asked the homeowner to contact Buck for the project plans to see what is under the rocks and for his input on the project.

#### **New Business:**

- Election of Officers – Howard moved that the following officers be elected: Carolyn, president; Howard, vice-president; and Pamela, secretary. Carolyn seconded. Motion carried.
- Kodie Swisher – 2114 N Rutgers – Neighbor behind, Greg Tennant – 2113 Prescott Circle; water draining onto Kodie and soaking his back yard. Talked to Mickie Wagner on 08-29-23. Said she would visit with her partner. The Board would like neighbors to solve the issue themselves.
- Inquiry from Jim Webber – 1921 N Parkdale – Dissolution of TRHOA per 35-year term disclosed in By-Laws. Later emailed he doesn't think resolution would pass.

#### **Homeowner Concerns:**

No concerns expressed.

With no further business the meeting was adjourned at 8:20 P.M.

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Pamela Jones, Secretary

<b>Timber Ridge Homeowners Association</b>		
<b>Budget</b>		
<b>January 1, 2024 to December 31, 2024</b>		
<b>Income</b>	<b>2023 Budget *</b>	<b>2024 Budget</b>
Dues (266 x 187.00)* (2024 Dues)	45,220.00	49,742.00
Dues waived (3 x 187.00)	(510.00)	(561.00)
Liens - 21 x 187	(2,040.00)	(3,927.00)
Subtotal	42,670.00	45,254.00
Transfer from Savings for Deficit	6,595.00	2,011.00
<b>Total Income</b>	<b>49,265.00</b>	<b>47,265.00</b>
<b>Operating Expenses</b>		
Insurance	4,300.00	3,600.00
Annual Report	40.00	40.00
Utilities	7,300.00	6,000.00
Office Supplies & Postage	500.00	500.00
Liens & Legal	1,000.00	1,000.00
Meeting Place	75.00	75.00
Mowing & Commons Expense	35,000.00	35,000.00
Misc.	500.00	500.00
Commons Reserve	-	-
Treasurer's Fees	550.00	550.00
<b>Total Expenses</b>	<b>49,265.00</b>	<b>47,265.00</b>
<b>* Based on dues of \$170.00</b>		
<b>Deferred Maintenance and Reserve for Replacement</b>		
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	27,498.97	15,324.41
<b>Total (Reserves Held in Savings)</b>	<b>32,248.97</b>	<b>20,074.41</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>		

## Misc. Items

- Carolyn Morton's term will be expiring in April 2024. 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.
- 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!



### Trash Agreement with Waste Connections

In 2019, the Board signed a 5-year agreement with Waste Connections for trash removal at an HOA price. The beginning price was \$26.75 a quarter with yearly increases of up to 3%. That agreement expires 12-31-23. Our new agreement is effective January 1, 2024, February 1, 2024, or March 1, 2024 depending on your billing cycle. The new rate for a 95-gallon cart is \$45.75 per quarter. The cost for extra carts is \$24 per quarter. Recycling rate starts at \$30 per quarter. There may be up to a 5% increase yearly.

Waste Connections currently serves 184 homeowners out of 266 homes; a percentage of **69%**. Our agreement provides that WC will supply once a year an open top container for a neighborhood cleanup with the HOA responsible for the disposal cost. This would be possible if we had **75%** of our association doing business with Waste Connections.

Please share this information with new folks that move into our area.



### Parking in the HOA

HOA's help maintain property values by having consistent maintenance and standards for individual homes. One way to keep our neighbors happy is by observing parking etiquette. Here are some tips to help you stay in your neighbor's good graces.

**Keep to Your Own Parking Space:** Always park in your own driveway or the space that is in front of your home if possible. It's extremely rude to crowd your neighbors by encroaching on the space in front of their house. If it becomes a habit, you may find that they disapprove...

**Give Your Guests Parking Guidance:** For a large gathering, park your car(s) somewhere else so your guests have as much room to park as possible. Make sure your guests don't block someone else's driveway or sidewalk.

**The 3 Hour Parking Rule:** If your guests do need to encroach on other homes street space, let the property owner know that it is temporary and probably won't exceed 3 hours. Very few people will have a problem with this and will think better of you for asking.

**Open Space:** Ensure you or your guests park properly parallel to the street in a manner which is easy to get around and not on the curb.

**Clean Up Vehicle Messes:** If by chance, your vehicle or your guest's vehicle leaks any fluids on the neighbor's pavement, be courteous and clean up the mess.

Remember that parking etiquette is all about courtesy. If you wouldn't want it to happen to you, don't do it to someone else. Be respectful of your neighbors and responsible for your guests. The full article can be found at:

<https://trueperformancerealestate.com/neighborhood-parking-etiquette/>.

## 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.timberidgehomeowners.com](http://www.timberidgehomeowners.com) Or emailing us at: [timberidgehoa@hotmail.com](mailto:timberidgehoa@hotmail.com)

### **Annual Meeting for TRHOA**

**April 8, 2024 – 7:00 PM**

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

**Dues for 2024 are \$187.00**

**Dues are due June 1, 2024**

**Send payment anytime to:**

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