 **Timber Ridge Times** 

December 2016

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 – 04-17

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](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 2017 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 funds

in the Savings account will be used towards repair and repainting of the wall on 21st Street. We have many cracks and holes in the wall after over 25 years and it is badly in need of repair.

**Annual Meeting**

Homeowners are reminded that the annual meeting will be held on the second Monday of April 2017 (April 10) 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, 2017 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 2017 are $170.00**

**Dues are due June 1, 2017**

**Send payment anytime to:**

**Timber Ridge HOA**

**PO Box 9314**

**Wichita, KS 67277**

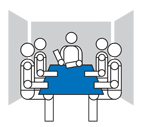
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**Annual Meeting for TRHOA**

**April 10, 2017 – 7:00 PM**

**Northwest Christian Church**

**10850 West 21st Street**

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**Carolyn Morton’s term on the board will be expiring in April 2017. 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, 2017 to December 31, 2017** |  |
|  |  |
| **Income** | **2017 Budget 01-01-17 thru 12-31-17** |
| Dues (266 x 170.00)\* (2017 Dues) | 45220.00 |
| Dues waived (3 x 170.00) | -510.00 |
|  |  |
| **Total Income** | 44710.00 |
|  |  |
|  |  |
| **Operating Expenses** |  |
|  |  |
| Insurance | 2800.00 |
| Annual Report | 40.00 |
| Utilities | 4000.00 |
| Office Supplies & Postage | 700.00 |
| Liens | 500.00 |
| Legal | 300.00 |
| Meeting Place | 75.00 |
| Mowing | 18000.00 |
| Commons Expenses | 7500.00 |
| Misc. | 150.00 |
| Commons Reserve | 7915.00 |
| Treasurer's Fees | 350.00 |
| **Total Expenses** | 42330.00 |
|  |  |
| **Liens/Foreclosure- 14 Homes** | -2380.00 |
|  |  |
|  |  |
| **Deferred Maintenance and Reserve for Replacement** | |
|  |  |
| Sprinkler Repair and Replacement | 1000.00 |
| Pump Repair and Replacement | 2750.00 |
| Lighting Repair and Replacement | 1000.00 |
| Commons Reserve | 15052.75 |
| **Total (Reserves Held in Savings)** | 19802.75 |
|  |  |
|  |  |
| 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 Homeowners Association**

**Board of Directors Meeting Minutes**

**October 24, 2015**

The meeting was called to order at 10:30AM. Board members Carolyn Morton and Cynthia Portillo were present. Tim Royse, treasurer was also present at the meeting. No guests attended the meeting.

Carolyn moved and Cynthia seconded that the minutes of the last meeting be approved. Motion carried.

Tim Royse presented the Treasurer’s Report dated 10-1-15 thru 10-24-15 and the report was approved. Tim reported that there were currently 8 liens filed and 10 dues still outstanding.

**Old Business:**

* Trees on 21st St - Still waiting on the City of Wichita to trim trees.
* Light fixtures at Prescott and Parkdale entrances-Carolyn working with Lightbulbs Etc. on this. Carolyn and Cynthia met with Ed after the meeting to discuss giving us a bid on repairs and replacements needed. Ed said he would send us the bid within a couple of weeks.
* 2018 N Parkdale Ct-Sheila Rupp-house in foreclosure. House for sale well below market value for the area, due to work needing to be done to the home. Exterior of home looks alright.
* Trees in the commons areas need some attention. Carolyn and Cynthia walked around the ponds after the meeting.
  1. Removal of three dead cedar trees needed. Two on pond three and one on pond four.
  2. Removal of dead tree limbs in commons areas as needed
  3. Trees needing trimmed in commons areas as needed
  4. Planting new trees

Cynthia motioned and Carolyn seconded that we plant two trees on pond three and that we let Randy remove the dead cedar trees and trim as needed. Motion carried.

* Rock on pond 3-Randy to put more rock around pond 3 and seed areas with grass

**New Business:**

* Budget for 2016-Tim presented the budget for 2016. Carolyn moved and Cynthia seconded the motion to approve the budget. Motion carried.
* Annual Newsletter to go out by December.
* Reserve a meeting room at Northwest Christian Church-Cynthia to call and reserve the church for 4/11/15 at 7PM.
* Add rock to ponds 1 & 2—Carolyn and Cynthia walked around pond after the meeting. Cynthia moved and Carolyn seconded to rock ponds 1 & 2. Motion carried.
* 1833 N Shefford—in foreclosure. HOA Attorney says we are behind the mortgagor and won’t collect past dues. When the house sells, dues will start with the new owner.

**Homeowner Concerns:**

No homeowner concerns were presented.

With no further business, the meeting adjourned at 12:10 PM.

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Cynthia K Portillo, Secretary

**Timber Ridge Homeowners Association**

**Board of Directors Meeting Minutes**

**July 16, 2016**

The meeting was called to order at 11:30 AM. Board members Carolyn Morton, Howard McCoy, and Cynthia Portillo were present. Tim Royse, treasurer was also present at the meeting. No guests attended the meeting.

Carolyn moved and Howard seconded that the minutes of the last meeting be approved. Motion carried.

Tim Royse presented the Treasurer’s Report dated 6-1-16 thru 6-30-16 and the report was approved.

**Old Business:**

* Trees on 21st St - Still waiting on the City of Wichita to trim trees. Howard to contact the city again with urgency that they be trimmed.
* 2101 Parkdale – OCI taking to court. No further action taken by board.
* 1926 Parkdale Ct – yard mowed – Letter sent – back yard was a mess and sections of fence down – Howard will call OCI – OCI had given homeowner one more week (as of 11-9) to clean up or be taken to court. New fence and yard mowed, all okay.
* Pond 5-algae on pond. Natural pond, nothing that can be done at this time.
* Dead trees - pond 3. Randy will be taking care of removing dead trees and trimming any branches necessary around all commons areas.
* 10906 Westport – Overgrown trees – Sharlet Morrison. Board did not find violation of covenants, no action taken.
* 1814 N Shefford Circle – car trailer parked in street. It is now gone.
* 2030 N Stoney PT – Brett and Stacy Turner –want to buy HOA property behind house. The board discussed that no action to allow this purchase will be taken at this time. Board discussed that property would need to zoned and possibly all other neighbors would also need to show interest in purchasing lots behind their homes.
* 2018 N Parkdale Ct – Sheila Rupp – house in foreclosure – yard a mess. Howard said home exterior has been fixed or cleaned up, no issue.
* 10801 Westport – trailer in the drive. Trailer is now gone.
* 2022 N Parkdale – Cates – complaining about mowing on pond 3 and weed eating. Mowers will be working to improve this area.
* Storm Water director-Joe Hinkel. Howard to meet with him to see about drainage blockage between ponds.

**New Business:**

* Election of Officers-Howard made a motion that all board members remain in the same position with Carolyn as president, Howard vice president, and Cynthia secretary. Cynthia seconded motion. Motion carried.
* Dues-Past due. Tim to send past due reminder letter to those that have not paid.
* Rental properties in the HOA-The board discussed the possibility of amending the Covenants to require homeowners to occupy their homes rather than renting. Rental properties are often not as cared for by a tenant or landlord. Carolyn discussed the issue with attorney, Rick Davis. Rick advised against this as it opens up the association to possible law suits in the future due to unfair treatment due to grand-fathered tenant properties already in neighborhood. The Board took no action.
* Repair of wall on 21st Street-Howard to contact cement contractors for at least two bids.
* 10921 W Westport – Chris Roth Rental – business in basement – Letter 2-25 / 4-30. No further action taken, no complaints that business continued.
* 2034 N Parkdale Ct – Mark Marinelli – Back yard and trash – Letter sent 7-7. The front yard has been mowed. Back yard could still use some clean up. Board to send 2nd letter.
* 1829 N Shefford Ct – Carl Burk – Yard – Letter 6-15 / 7-3 – Abandoned. Lien filed.
* 2118 N Prescott – Robert Dick – Trees – Letter 6-15, giving him until 8-15 to have trees trimmed. If not, Howard will contact OCI.
* Trees in commons around pond 2 need trimmed and branches picked up Charlene Russell. Randy will be taking care of this.

**Homeowner Concerns:**

No other homeowner concerns were presented.

With no further business, the meeting adjourned at 12:40 PM.

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Cynthia K Portillo, Secretary

**Timber Ridge HOA**

**Board Meeting**

**September 18, 2016**

The meeting was called to order at 3:35PM. Board members Carolyn Morton, Howard McCoy, and Cynthia Portillo were present. Tim Royse, treasurer was also present at the meeting. No guests attended the meeting.

Carolyn moved and Howard seconded that the minutes of the last meeting be approved. Motion carried.

Tim Royse presented the Treasurer’s Report dated 9-1-16 thru 9-17-16 and the report was approved. There are 10 dues in past due status and 11 liens on properties. Tim will send a letter to remind the owners of the liens on their property.

**Old Business:**

* The City trimmed the trees on 21st St.
* Dead trees - pond 3 – Randy has removed all the dead trees.
* Past due Dues – There are 10 past due, Tim will send letter. Tim will also send a reminder letter to the homeowners that have liens on their homes. There are eleven liens currently filed.
* Repair and paint the Wall – Howard will get with cement guys to get 2 to 3 estimates. Estimates received from AJ Construction for $17,060 and Arambula $15,150. References also requested.
* 2034 N Parkdale Ct – Mark Marinelli – Back yard and trash – Letter 7-7 mowed but still have dead tree and trash in back yard – Cynthia sent 2nd letter. No response—Howard to contact OCI.
* 1829 N Shefford Ct – Carl Burk – Yard – Letter 6-15 / 7-3 – Abandoned – already have a lien on this house. No further action taken.
* 2118 N Prescott – Robert Dick – Trees need trimmed, cannot even see the house from the street. Letters were mailed 6-15 & 8-15. Robert replied that he was going through health problems and his son will be helping him with the trees. Some progress has been made.
* Trim all trees in commons – Howard met with Randy, he will get this done this Fall.
* 2022 Parkdale – Buck Cates – has extended building into common areas.
* City of Wichita came out and cleaned the storm sewer. Howard had contacted and they came out and worked during pouring rain to unclogged drainage pipes. This helped prevent flooding into surrounding neighbors’ homes. The Board greatly appreciated the City’s quick response and sent a thank you letter to Joe Hinkle and his department for their work.

**New Business:**

* The lights at both entrances were not working—they have now been fixed by Light Bulbs Etc.
* Weeds growing at both entrances—Randy is aware of this and will take care of it.
* 11022 Westport-a utility trailer was reported as parked in the driveway; it has been removed.
* 1834 Stoney Point- a utility trailer was reported as parked in the driveway; it has been removed.
* 2138 Parkdale Ct- a boat was parked in the driveway for several weeks; it is now gone.
* The signs in the commons areas are old and faded. We will get estimates on having new signs made.

**Homeowner Concerns:**

No other homeowner concerns were presented.

With no further business, the meeting adjourned at 4:35 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)

**Bike Walk Wichita**

**Barbara Coats, MD**

**DID YOU KNOW?**

**PHYSICAL ACTIVITY LOWERS CANCER RISK**

When asked about how our lifestyles affect our risk of cancer, most are aware that smoking can cause lung cancer, and that sun exposure can lead to skin cancer. However, physical activity is known to lower the risk of some cancers, specifically breast cancer and colon cancer. A new study published in 2016 also saw an association of physical activity with lower risks of 13 other varieties of cancer. This is an interesting finding which further suggests that being active is good for your health in all kinds of ways! Choose your favorite activity, and try to spend at least 30 minutes, five days/week, doing it. Remember that walking at a moderate pace counts! Wichita has many parks, biking and walking paths. Take advantage of them!

