 **Timber Ridge Times** 

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 – 04-17

Howard McCoy, Vice Pres.

316-729-7076 / Term – 04-16

Cynthia Portillo, Secretary

316-250-1788/ Term – 04-18

Tim Royse, Treasurer

316-721-0335

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 2016 is included in this mailing. The dues for next

year will remain at $**170.00.** The board will be transferring several

thousand dollars to the Savings account after all year end expenses are paid.

The funds in the Savings account will be used towards finishing up the rip-rap project for Pond 3 by laying more rock and seeding grass and applying additional rock for Ponds 1 and 2.

**Annual Meeting**

Homeowners are reminded that the annual meeting will be held on the second Monday of April 2016 (April 11) 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, 2016 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

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:

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

New Website Address

**Dues for 2016 are $170.00**

**Dues are due June 1, 2016**

**Send payment anytime to:**

**Timber Ridge HOA**

**PO Box 9314**

**Wichita, KS 67277**

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**Annual Meeting for TRHOA**

**April 11, 2016 – 7:00 PM**

**Northwest Christian Church**

**10850 West 21st Street**

**Howard McCoy’s term on the board will be expiring in April 2016. Howard will be running for another term on the board. 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 - 2016** |  |  |  |
| **January 1, 2016 to December 31, 2016** |  |  |
|  |  |  |  |
|  |  |  |  |
| **Income**  | **01-01-16 thru 12-31-16** |  |  |
| Dues (266 x 170.00)\* (2016 Dues) |  $ 45,220.00  |  |  |
| Dues waived (3 x 170.00) |  $ (510.00) |  |  |
|   |   |  |  |
| **Total Income** |  $ 44,710.00  |  |  |
|  |  |  |  |
|  |  |  |  |
| **Operating Expenses** |  |  |  |
|  |  |  |  |
| Insurance |  $ 2,700.00  |  |  |
| Annual Report |  $ 40.00  |  |  |
| Utilities |  $ 4,500.00  |  |  |
| Office Supplies & Postage |  $ 800.00  |  |  |
| Liens |  $ 500.00  |  |  |
| Legal |  $ 300.00  |  |  |
| Meeting Place |  $ 75.00  |  |  |
| Mowing |  $ 18,000.00  |  |  |
| Commons Expenses |  $ 7,500.00  |  |  |
| Misc. |  $ 150.00  |  |  |
| Commons Reserve  |  $ 6,735.00  |  |  |
| Treasurer's Fees |  $ 350.00  |  |  |
| **Total Expenses** |  $ 41,650.00  |  |  |
|  |  |  |  |
| **Liens- 18 Homes** |  $ (3,060.00) |  |  |
|  |  |  |  |
|  |  |  |  |
| **Deferred Maintenance and Reserve for Replacement** |  |  |
|  |  |  |  |
| Sprinkler Repair and Replacement |  1,000  |  |  |
| Pump Repair and Replacement |  2,750  |  |  |
| Lighting Repair and Replacement |  1,000  |  |  |
| Commons Reserve  | 15,046.83  |  |  |
| **Total (Reserves Held in Savings)** | 19,796.83  |  |  |
|  |  |  |  |
|  |  |  |  |
| Questions and comments can be directed to: |  |  |  |
| Timber Ridge Homeowners Association |  |  |  |
| PO Box 9314 |  |  |  |
| Wichita, KS 67277-0314 |  |  |  |
| or |  |  |  |
| timberridgehoa@hotmail.com |  |  |  |

**Timber Ridge Homeowners Association**

**Board of Directors Meeting Minutes**

**November 9, 2014**

The meeting was called to order at 3:03 PM. Board members Carolyn Morton, Howard McCoy, and Cynthia Portillo were present. Tim Royse, treasurer was also present at the meeting. There were no guests attending the meeting.

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

Tim Royse presented the Treasurer’s Report dated 10-1-14 thru 11-9-14.

**Old Business:**

* Update on Dues Collection – Tim reported that five new liens were filed. The total number of liens now filed on houses in the association is 13.
* Trees on 21st St - Still waiting on the City of Wichita to trim trees.
* Light fixtures at Prescott and Parkdale entrances-Carolyn will seek another source for replacing the lights the one she requested a bid from did not respond.
* Sprinkler leaks at 2106 & 2110 N Parkdale Ct, and leak around Pond 2 - Howard to contact Randy at Jacobs Lawn Care, to discuss these leaks.
* Weed spraying on Pond 5 - The board had approved spraying up to 3 times for $550 each spray. Countryside Lawn had sprayed only once. Cynthia moved we authorize Jacobs Lawn Care to burn the weeds on the ponds at a cost of $40 per man hour. Howard seconded the motion. Motion carried. The suggestion for burning the weeds was made by Jacobs Lawn Care.
* Dead limbs on trees in commons area behind pond 2 - Howard said this has been cleaned up.
* 2026 N Rutgers St - previous lien and fees paid? Home sold to Brandon and Cailea Burgett. Tim reported that we accepted $363 of the $538 owed. Payment paid by the title company. Lender Live Settlement Services LLC agreed to pay $363. They argued that the lien was not in place at the time of the closing. In addition to the back dues owed, the $100 transfer fee was not collected by the title company. Tim has not had any response to his requests for the fee. The board decided no further action would be taken at this time.
* 1942 Stoney Point - yard in need of clean up. Yard has been cleaned up.
* 2138 N Parkdale - fence down and back yard cleanup. Yard has been cleaned up, fence has been repaired and home has been painted.
* Tree in island at Parkdale entrance needs replaced. Carolyn to contact Randy about putting in a Cleveland pear tree.
* Linda Crawford - making $40 a month payments on dues. Tim reported she has paid in full.
* 2026 N Stoney Pt - limbs and trash behind fence on commons. Area has been cleaned up.
* 1926 Parkdale Ct - yard needs mowed and back yard fence is down. Howard contacted OCI. OCI has given the homeowner one more week to correct the situation and if not, will be taken to court.
* 10814 W Westport - yard needs mowed. Yard is mowed.

**New Business:**

* Budget for 2015 was discussed. The Board approved the budget with a $10 increase in dues for next year.
* The Board agreed to hire Jacobs Lawn Care to provide mowing and other services for 2015.
* There was a discussion about transferring some funds to savings prior to the end of the year but it was decided to wait and see what remaining year end costs amounted to before funds are transferred. There should be several thousand dollars available for transfer towards future projects.
* The approved budget must be published in a newsletter and sent to the homeowners prior to Dec 31.
* Cynthia was approved to purchase two US flags and a bracket from Helgerson’s.
* Discussed obtaining pricing and suggestions from Jacobs Lawn Care to possibly start putting rip rap on pond 3 in sections as funds allow. Howard is to talk to Randy.

**Homeowner Concerns:**

* An anonymous letter was given to Howard regarding complaints about Pond 3. Complaints referred to the weeds needing trimmed, the pond banks eroding and pond being dry. These are all complaints the board is aware of and will seek to work on with lawn care provider.

With no further business, the meeting adjourned at 4:02 PM.

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Cynthia K Portillo, Secretary

**Timber Ridge Homeowners Association**

**Board of Directors Meeting Minutes**

**December 20, 2014**

The meeting was called to order at 3:00 PM. Board members Carolyn Morton, Howard McCoy, and Cynthia Portillo were present. Tim Royse, treasurer was also present at the meeting. Guests attending the meeting were: Steve Waltermire, 2009 N Stoney Point; Craig Unruh, 11018 W Westport; Aloha Sterling, 2013 N Stoney Point; Steve Longan, 2001 N Stoney Point; and Karen Kennedy 2005 N Stoney Point. Randy with Jacobs Lawn Care also attended the end of the meeting to answer and discuss questions regarding the upkeep of the ponds and rock, rip rap of Pond 3.

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

Tim Royse presented the Treasurer’s Report dated 12-1-14 thru 12-20-14 and the report was approved.

**Old Business:**

* Trees on 21st St - Still waiting on the City of Wichita to trim trees.
* Light fixtures at Prescott and Parkdale entrances-Carolyn is working on this.
* Sprinkler leaks at 2106 & 2110 N Parkdale Ct, and leak around Pond 2 – Randy with Jacobs Lawn Care will check it out. May be a pressure valve problem.
* Weeds on Pond 5 – Randy plans to burn the weeds sometime in the first part of January.
* Tree in the island at Parkdale entrance needs replaced--Randy will take care of this.
* 1926 Parkdale Ct - yard needs mowed and back yard fence is down. Howard contacted OCI and will take them to court.
* Flag and hook-Cynthia to purchase two flags and hook.
* Transfer of funds to savings-Carolyn moved to transfer $8,700 to Savings. Cynthia seconded the motion. Motion carried.
* Rip Rap on pond 3-Randy has provided a proposal to rock pond 3 with 5X9 rip rap limestone rock for a bid of $25,000. Howard made a motion that we proceed with the rip rap project for the bid of $25,000. Cynthia seconded the motion. Motion carried.

**New Business:**

* Reserve church for annual meeting on Monday, April 13, 2015 at 7:00 PM. Cynthia will make the reservation.

**Homeowner Concerns:**

* Craig Unruh stated there is dirt piled up at one of the drains on Pond 5 and it has caused a small island to form. Randy will look at it when burning the weeds on Pond 5.

With no further business, the meeting adjourned at 4:20 PM.

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Cynthia K Portillo, Secretary

**Timber Ridge Homeowners Association**

**Board of Directors Meeting Minutes**

**May 2, 2015**

The meeting was called to order at 11:10 AM. 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 4-1-15 thru 4-30-15 and the report was approved.

**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.
* Sprinkler leaks at 2106 & 2110 N Parkdale Ct, and leak around Pond 2 – Randy with Jacobs Lawn Care will check it out. No further update since Howard was unable to attend this meeting.
* 1926 Parkdale Ct - yard mowed and back yard fence is down. Howard contacted OCI and will take them to court. No further update at this time.
* Flag and hook-Cynthia to purchase two flags and hook.
* 2001 Parkdale—OCI taking to court. No further update at this time.
* Ashley Furniture/Denning Nursery drainage pond behind their stores. Waiting on City flood plain engineers advisement on this before we proceed. Scott Lindebeck has been emailed twice and has not responded. Carolyn talked to Jim Denning and he is acceptable to the concept of making the drainage pond smaller if approved by the City and that his land can be returned to a useable status. When his business was started, the city required him to buy the additional land and make it a drainage area.

**New Business:**

* Election of officers—Cynthia moved all board members remain in their current positions. Carolyn, president, Howard vice president and Cynthia, secretary. Carolyn seconded, motion carried.
* Carolyn moved that we hire Tim as treasurer for $200. Cynthia seconded. Motion carried.
* Fill-in rock on pond 3-Carolyn moved to go ahead with the additional rock needed to fill-in and complete the rock project on pond 3 as advised by Randy at Jacobs Lawn care. The cost is estimated at $2500. Cynthia seconded, motion carried. Carolyn will notify Randy.
* 2018 N Parkdale Ct-is under a Sheriff’s sale. There are currently no liens on the property.

**Homeowner Concerns:**

No other homeowner concerns were presented.

With no further business, the meeting adjourned at 11:30 AM.

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Cynthia K Portillo, Secretary

**Timber Ridge Homeowners Association**

**Board of Directors Meeting Minutes**

**September 20, 2015**

The meeting was called to order at 2:30PM. 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 9-1-15 thru 9-30-15 and the report was approved. Tim reported that there were currently 8 liens filed, 244 dues collected and 14 outstanding. Tim to send 3rd and final notice, then file a lien if not paid by 10/15/15.

**Old Business:** Trees on 21st St - Still waiting on the City of Wichita to trim trees. Howard talked to City, they will get to them.

* Light fixtures at Prescott and Parkdale entrances-Carolyn working with Lightbulbs Etc. on this. She will send them an e-mail.
* Sprinkler leaks at 2106 & 2110 N Parkdale Ct, and leak around Pond 2 – Randy with Jacobs Lawn Care made repairs.
* 1926 Parkdale Ct - yard mowed and back yard fence is down. Howard contacted OCI and will take them to court. 5-01-15, new fence is up, all taken care of.
* 2001 Parkdale—OCI taking to court. Howard stated they went to court and the courts found that the homeowner did enough to be in compliance with the upkeep of the property. Board will continue to monitor.
* Ashley Furniture/Denning Nursery drainage pond—City Engineer advises against doing anything to the size of the drainage pond behind Ashley/Denning properties. The Board will not pursue the issue at this time.

**New Business:**

* Algae Pond 4 - Howard says there is none.
* Trees on common areas—The board discussed Howard will walk around with Randy to show him the following areas that need taken care of: Removal of three dead cedar trees (one on pond 3, one on south end of pond 3 and one on pond 4 by the pump), removal of dead tree limbs in common areas, and trees that need trimmed on pond 5. Howard also to ask Randy for advice about the weeping willows and possibly replanting some trees.
* Pond 3-Waiting on Jacobs Lawn Care to rock pond 3. Randy will get to it.

**Homeowner Concerns:**

No other homeowner concerns were presented.

With no further business, the meeting adjourned at 3:14 PM.

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Cynthia K Portillo, Secretary

 Want to e-mail the association a question?

 Send your e-mail to:

 timberridgehoa@hotmail.com