

# Timber Ridge Homeowners Association, Inc.

Fall 2008, Issue 1

www.trhome.net

Knightdale, NC

## Contact Us!

For the Board:  
trhoaboard@yahoo.com

For a complaint:  
trcomplaints@yahoo.com

Board President:  
paula.gavasto@yahoo.com

Communications Committee:  
Janet Doll  
janet.doll@yahoo.com

Appearance Committee:  
Sharon Roberson  
videodj@earthlink.net

By mail:  
Timber Ridge HOA  
PO Box 1521  
Knightdale, NC 27545

Property Manager:  
Ammons Pittman  
Attn: Pat Hendrix  
5821-A Falls of Neuse Road  
Raleigh, NC 27609  
919.790.5455

As you may have read, there was a suspicious fire at 104 Lake Bridge Court. Please be diligent in securing your property, put outside lights on, talk to your neighbors and report any suspicious activity to the Knightdale Police Department.

## Your Board At Work:

Violation Letters

Mailed: **225**

Number of Properties:  
**152**

(numbers are year-to-date through July)

Dues Collected:

**\$10,018**

Expenses Incurred:

**\$6,182**

Monthly Management Fee:

**\$416.67**

## Communications Committee: Directory of Services for TR

Do you need someone to rake leaves, baby-sit your child or power wash your home? How about someone to paint or change the oil in your car? And wouldn't it be even better if that someone lived right in your neighborhood?

It's hard to find the time and resources to keep up with our homes and property. Sometimes it's easier to hire the job out.

That's what the Directory of Services is all about. The Timber Ridge HOA is creating a new service for our property owners but we need your help.

If you are a teenager, a

business owner or even a person with a hobby who wants to make some extra money we'd like to hear from you.

Mail your contact information to the PO Box or send an email to [jante.doll@yahoo.com](mailto:jante.doll@yahoo.com).

Include the services you are offering, a list of prices or price estimates and contact information for publication. We'll be putting your info on the Timber Ridge website too!

You could be a college student on break or a high school student interested in mowing lawns. It doesn't matter who you are, if you have a service to offer we

want to hear from you.

And speaking of services, check out the new links on our website. Accessing information through these links can generate income for the HOA—thus offsetting web and communication fees!



The Town of Knightdale is sending out a questionnaire about recreation. Please participate in this event. Ask the Town to work on the park at Parkside and Laurens Way.

## Appearance Committee: Helpful Landscaping Tips

The first day of autumn is September 22<sup>nd</sup> and this is an ideal time to plant.

Cooler temperatures and wetter weather help plant material get established with less stress. In addition, plants have all winter to produce strong roots for spring. Autumn is also the best time to reseed or sod your lawn. Aeration and fertilizer will help your lawn stay healthy through the winter and promote a greener lush lawn for the

up coming spring.

Shrubby and other greenery that has an unkempt appearance can often be misconstrued as a sign of neglect. Make sure that you keep bushes and shrubs neat and well-shaped to promote a positive impression of your property. Remember, landscaping also contributes to property value.

In our last issue we mentioned the importance of

discarding pet waste. A big thank you to those who immediately stepped up to this request. At our last Homeowners Association meeting, we decided to look into Pet Waste Stations to assist with this endeavor. We'll keep you posted.

Please feel free to email your feedback or suggestions on how we can create and maintain a beautiful community. -Sharon

# A Message from the President

## Create More Value with Appearance

Appearance standards are designed to protect and preserve the property values of all owners within the Timber Ridge Homeowners Association. Consistent appearance standards are in everyone's best interest. Junk vehicles, unkempt lawns and the grass strip adjacent to the sidewalk, collapsing fences and weathered paint drag property values down. Appearances do count, protect your assets today! -Richard Thompson

To keep our property values up, especially in this volatile financial market, it is important to keep up basic maintenance. The Board needs to advise residents that the grass strip adjacent to the sidewalk is the homeowner responsibility to

maintain. The grass must be cut and edged. Hire a youth in the neighborhood to cut and edge your grass. This promotes pride, respect and helps our entire subdivision. Contact the Board or our Management Company if you have an issue, complaint or concern. If we all do our part, the collective whole will look spectacular!



## Yard of the Month

Yard of the Month for Sept. is **417 Mingocrest Dr.** The homeowner will receive a \$25 gift card to Lowe's Home Improvement. Their yard is beautiful and the mulching around the trees offer curbside appeal.

A shout out to **518 Laurens Way & Sulley Court** for their well kept lawns and overall property appearance.

## Keeping Our Neighborhood Safe!

Reporting suspicious activity in your neighborhood is a good way to keep Timber Ridge a safe and pleasant place to live.

Calling 911 is always appropriate in an emergency but it's okay to call if you see something that just doesn't look quite right.

For non-emergency calls dial (919) 829-1911. This will patch you through to the police so you can make a report.

For ongoing issues feel free to email David Simmons our interim Knightdale Chief of Police at: david.simmons@ci.knightdale.nc.us.

The Knightdale Police are here for YOU. Please don't hesitate to call. No concern is ever too small. And by reporting small concerns we can avoid big ones.

## \$\$\$ 2009 Homeowners Dues

Beginning in **January of 2009** homeowner's dues will be billed annually instead of quarterly. This makes sense from a business perspective to save on billing fees while giving the Board a more complete financial overview to plan and budget.

Dues will be **due January 1, 2009** and considered **late after February 15, 2009**. Late fees will be applied after that date.

There are more ways than ever to pay your dues. It can be done by mailing your

check to Timber Ridge HOA c/o Ammons Pittman or using your bank's online service. Homeowners can also set up ACH payments by filling out the included form. The Board is also working to set up a PayPal account to accept payments. This will allow residents to pay their dues using all options PayPal offers.

Check the website for updates!



## COMING SOON:

- Details on the outdoor Christmas Decoration contest with a \$100 gift certificate to a local merchant.
- 2009 Budget
- Full Parkside update
- Updated Rules & Regulation Handbooks
- If you have a suggestion, let us know!!