

# Timber Ridge Homeowners Association, Inc.

Check us out on the web! [trhome.net](http://trhome.net)

Summer 2008

Contact the Board at:

[trhoaboard@yahoo.com](mailto:trhoaboard@yahoo.com)

Voice a complaint at:

[trcomplaints@yahoo.com](mailto:trcomplaints@yahoo.com)

## Dues Collection Policy to Change in 2009

The Timber Ridge Homeowners Association Board has voted to change when dues are due.

Beginning in 2009 dues will be collected annually instead of quarterly.

This will enable the Association to streamline accounting methods and to see immediately which properties are in arrears.

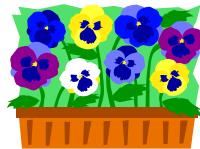
In the past, nearly a quarter of homes in the neighborhood had been behind on their homeowners dues. This has been a continuing problem.

By changing the dues collection period to annually, tracking payments and late payments will be

easier and save money.

This also gives the Board a bigger fund of money to draw from as neighborhood needs are defined. Spring and summer months bring additional bills for landscaping and grass cutting along common areas.

More communication will follow soon and feel free to contact the board if you have questions.



April Showers Bring May Flowers

## Vacant Lot Gets "Make -Over"

Board President, Paula M. Gavasto, addressed the Knightdale Town Council in April, 2008 about the vacant lot on Mingocrest Drive. The lot had become a dumping ground for trash and was filled with weeds. The lot can't be built on because it is considered a right-of-way.

In April, the town finally came through. A crew cleaned up the lot and hydro-seeded. A gravel walkway was edged and filled in. Recent rains brought bright green grass.

Thanks again to Paula for her continued efforts in making our Timber Ridge neighborhood a more pleasant place to reside.



## Keep Your Neighborhood Looking Good!

*The Eastern Wake News is a free newspaper delivered each Wednesday morning. It may soon cost \$1.00 per day for those residents who leave the paper in their driveways day after day. The HOA is considering the fine to cut down on trash in our*

Trash pick-up for the Timber Ridge subdivision is each Wednesday morning. The Town of Knightdale suggests getting the receptacle to the curb the night before. BFI will only pick up items that fit inside the waste receptacle. If you consistently have extra bags, you must purchase another receptacle for a cost of \$9.16/month. Extra recycling bins are available at \$2.33/month. Yard debris must be bagged or bundled with a sticker in place. Stickers can be purchased from the Town Hall for fifty cents



## Violation Letters



Some residents of the subdivision have received violation letters this year. The Board has developed a "three strike plan" to assist in getting the neighborhood cleaned up and to track those properties consistently in violation week after week. The new letters cover some of the following items listed below.

- Pick up/remove trash
- Remove illegal car
- Remove items at curb
- No parking in yard
- Cut high grass/weeds
- Clean up yard
- Repair mailbox
- Remove holiday decorations

Other (this could include fixing a fence, painting the porch and stairs or pressure washing the house)

By the time a property has received a third strike letter fines will be assessed.

In this way, the Board plans to have Timber Ridge looking good!

## We Want To Hear From You!

Contact your Board President at:  
[paula.gavasto@yahoo.com](mailto:paula.gavasto@yahoo.com)

Contact your Secretary at:  
[janet.doll@yahoo.com](mailto:janet.doll@yahoo.com)

Or Write to:

PO Box 1521

Knightsdale, NC 27545

# A Message From the Board President

I'm writing as a resident of the Timber Ridge community and not as a Board member of the Timber Ridge Homeowners Association today. When I travel through our cluster of homes heading to the store or work, I see so many residents working hard to maintain their homes and property. A desire to maintain and increase the value of their home is evident. This effort and desire has a direct affect of the homes surrounding them. Not only does it increase their home value, it increases their neighbor's value as well as the overall community value. This is what I wish to see happen at every home in

our community. Even the smallest effort of cutting grass, edging, planting some flowers or mulching where needed, can make a significant difference in overall appearance. Each of us has a direct affect on home selling prices in our community. This means the higher the value, the more your home can sell for or the more equity you can have in your home. I want to earn money on my home, not lose money or value. Every action or non-action regarding issues in our community has a direct financial impact to each of us, individually, as families, collectively and as a community. Step Up, Take Action, Set the Example!



**HOA President  
Paula M. Gavasto**

## 2008 General Meeting Dates & Board Updates

General Board Meetings will be held every other month, on Wednesday, starting February 2008. The meeting time is from 7 - 8pm at the Knightdale Public Safety Building. From 8 - 8:30pm the Board will discuss financial issues that are considered confidential and proprietary in nature. This portion of

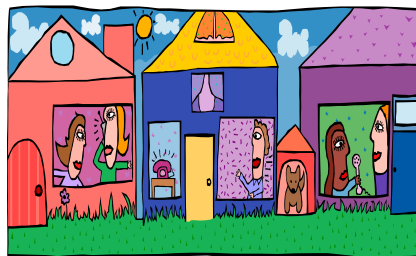
the meeting is not open to residents and considered a 'closed' meeting. **Here are the 2008 scheduled dates for the General Meetings:** February 27th, April 23rd, June 25th, August 20th (location to be determined), October 22nd & December 10th

The HOA is currently searching for a volunteer to serve as Board Vice-President. If you are interested in the position, please contact the Board at [trhoaboard@yahoo.com](mailto:trhoaboard@yahoo.com)

## New Architectural Change Form Added

A new Architectural Change Form has been developed for use in the Timber Ridge Subdivision. Any resident wanting to make changes to their home (additions, change in detail color, new decks, patios or fences, etc.) or landscaping such as planting trees or removing trees needs to fill out this form and submit to the Board for review. The form can be found on the website at [trhome.net](http://trhome.net) or can be obtained by emailing Board Secretary Janet Doll at [janet.doll@yahoo.com](mailto:janet.doll@yahoo.com).

The Board will review the requested changes and respond to the resident within a minimum of 30 days.



## Excessive Heat & Your Pet

It's summer time and that means special care for our pets. Excessive high temperatures and humidity, parked cars, jogging, beaches and "the wind in your face" can be hazardous to your pet's health.

**Water:** Make sure your pet always has access to cool, clean water. Refill overturned bowls and freshen water. Read more at the [wakegov.com/pets](http://wakegov.com/pets) website.



**\$Financial Update\$:** For the month of May dues collected were \$843 with an additional \$251 in late fees. Our largest expenses were \$416 for the monthly management fee and \$208 for accounting services. Please make your quarterly dues payments timely. Additional financial information to follow over the next several months.