



# Timber Ridge Homeowners Association, Inc.

Fall 2009, Issue 1

[www.trhome.net](http://www.trhome.net)

Knightdale, NC

## Contact Us!

Contact Your Board:  
[trhoaboard@yahoo.com](mailto:trhoaboard@yahoo.com)  
By Mail:  
Timber Ridge HOA  
PO Box 1521  
Knightdale, NC 27545

Board President:  
Paula M. Gavasto  
[paula.gavasto@yahoo.com](mailto:paula.gavasto@yahoo.com)

Board Members:  
Pat Hendrix  
[phendrix@apgmac.com](mailto:phendrix@apgmac.com)

*[There are several Board openings and we could use your help. Contact us if interested.]*

Appearance Committee:  
Sharon Roberson  
[videodj@earthlink.net](mailto:videodj@earthlink.net)

Architectural Committee:  
Chad McIntyre

Property Manager:  
Pat Hendrix  
Ammons Pittman  
5821-A Falls of Neuse Rd.  
Raleigh NC 27609  
919.790.5455  
[phendrix@apgmac.com](mailto:phendrix@apgmac.com)

## Your Board At Work:

Total # of Properties: 152  
Total Rentals/4 Sale: 23/3

YTD through September  
Dues Collected: \$19,345  
Expenses: \$13,034  
Dues & Fines Outstanding:  
\$7,238

Annual Meeting: October,  
19, 2009, Public Safety  
Building, Knightdale, NC  
7-8pm open session, closed  
session 8-8:30pm



## ANNUAL MEETING:

The TR HOA Annual meeting will be held on Monday, October 19, 2009 starting at 7pm at the Knightdale Public Safety Building. We are finalizing the agenda and will be discussing the 2010 budget at this meeting as well as other topics. The Board will meet one more time this year. We hope to see you there.



## Appearance Committee w/Sharon:

The color of your grass is a reflection of overall health. Has your grass changed from a bright green to a dull gray or blue-green? That can be an indicator of drought stress. Another sign is when your footprints do not spring back after you walk across the lawn. As the effects of drought progress, your turf will turn from its normal green color to yellow and then tan, which signals drought dormancy. Drought dormancy does not mean your lawn is dead. Because of hot, dry conditions, it has stopped growing. However, this stress calls for spe-

**CURB APPEAL:** Edging property is a part of maintaining a lawn. Overgrown grass and weeds over the curb or sidewalk make the community look unkempt and neighbors in our community have complained and visitors have made comments. Edging is part of lawn upkeep. An edged lawn at the curb and/or sidewalk should look like the below picture. Please take a few moments and edge your property.



## Local Business Advertising Newsletter Sponsor Section :



Tan U provides the newest tanning equipment available on the market today to fulfill every client's needs. Every bed is equipped with a private stereo and built-in fans. Check out their website: [www.a-tanner-u.com](http://www.a-tanner-u.com) Timber Ridge residents receive a \$5 discount. Walk-Ins Welcome. A Tanner U is located at 4021 Village Park Drive, Knightdale. 919.295.1995

## Yard of the Month

Starts May through October, 2009. By the 15th of each month a yard will be chosen, letter sent to winner with a \$25 gift card to Lowes Home Improvement. Winner for September is:

**103 Valley Park**  
**July: 508 Laurens Way**  
**August: 603 Laurens Way**



# A Message from the President

**Pride is a personal commitment. It is an attitude which separates excellence from mediocrity. — Unknown**

As neighbors and friends leave the community and new homeowners arrive, questions have been brought to the Board regarding many of the same topics addressed in prior newsletters or Board meetings. Included in this newsletter is a FAQ sheet that is in a question and answer format. This FAQ sheet will be updated as new questions emerge to provide answers and additional information to homeowners and residents. The FAQ sheet will be mailed out 2-4 times a year with the newsletters and will depend on newly added questions and answers.

**Ghost Writers Wanted:** The Board would like to ask for Ghost Writers for inserts with the newsletters. Some contributors would like to remain anonymous and the idea came about from brainstorming with a homeowner. Articles, opinions or ideas are welcome and will be reviewed by the Board for submission with newsletters. You can mail your submission to the PO Box or by email. Your submission should have a title, be no longer than one page and should include 'AUTHOR' with either your name or Ghost Writer.



## \$\$\$FINANCES\$\$\$: YTD thru 09.2009

Revenue: \$19,345

Expenses:

Management Fees \$3,750

Landscaping Fees \$1,176

Legal Fees (Collections) \$952

Legal Fees (HOA) \$300

Insurance \$1,187

Website \$157

Parkside \$2,453

Resident Awards \$275

Accounting & Tax Fees \$214

Postage \$621

Office Supplies \$569

Pay Pal Fees \$40

Miscellaneous \$1,340



## Solicitors in our Neighborhood:

**Many of you may have had solicitors knock on your door or place ads at your mailbox or even slide a flyer at your door handle. The HOA will address the solicitors that place items on mailboxes but homeowners can stop unwanted door-to-door soliciting by placing a sign at your door, porch or stoop that clearly states, "NO SOLICITING". If you have further questions, contact the Board. Signs should be pleasing to the eye, no larger than 8x10 and weather tolerant.**

## ARCHITECTURAL COMMITTEE:

Some homeowners are being asked to provide ARCH forms for items on their property that may have been part of the purchase, were previously approved by a prior Board or were done during the development of the subdivision. The HOA is reviewing files and documents to make sure that the records on file are accurate and up to date. This ensures that the both parties have the same information and proof of approval should it be needed in the future. Please complete the form when sent and provide the details needed as if you were going to install it today. Your help is appreciated on this matter.

## COMMUNITY NEWS & INFORMATION:

**Holiday decorating contest for 2009. The Board would like to continue with the Holiday decorating contest in December where the best decorated house will win a Target gift card. Appearance committee Chair, Sharon, will make the deciding vote. Details will follow in the next newsletter.**

**The Board is working on installing a second trash can at the opposite end of Parkside. It should be up by the end of October.**

**Storm grates, trash and yard debris:** The streets will flood if the water is unable to drain down the storm grate. There are many that have yard debris from grass clippings and trash. If you have storm grate at your property edge and it is blocked, please email us or the Town Public Works to have it cleaned out. Please note that per the TR HOA rules and regulations, it is a violation to leave grass clippings and yard debris on sidewalks or the road. Please see #23 in the rules and regulations book. It states that No grass, leaves, sticks or other debris shall be blown into the street, gutter, curb line or into storm drains. Additionally, leaving grass clippings on the sidewalk is not permitted. Clean up your yard debris. The HOA will assess fines for this going forward.

**Emergency Events in our Neighborhood: None to report.**

