



Timber Ridge Homeowners Association, Inc.

Fall 2009, Issue 2

www.trhome.net

Knightdale, NC

Contact Us!

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

Board President:
Paula M. Gavasto
paula.gavasto@yahoo.com

Board Members:
Pat Hendrix
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

Architectural Committee:
Position Open

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

At A Glance:

Total # of Properties: 152
Total Rentals: 23 (15%)
Total Homes for Sale: 4

YTD through November
Dues Collected: \$17,201
Expenses: \$15,809

Emergency Events:
None to report



Update from the annual meeting:

1. Dues will not increase in 2010 and will remain at \$110, annually.
2. Due date for annual dues is January 1, 2010 and considered late after February 19, 2010.
3. Reviewed 2010 budget and approval will be at the December 14th meeting.
4. Updated rules and regulations handbook will be distributed to all homeowners in Jan. 2010.
5. The 2010 budget and new handbook will be

mailed to all homeowners under separate cover.

6. The Board will take a break from December 15, 2009 through January 31, 2010. However, the management company will continue to send notices and address any homeowner issues or concerns.



Town Leaf Collection:

Per the Town of Knightdale website, the 2nd week of each month will be leaf pick up. The Town asks that you not bag the leaves. Contact the Town for more details.

Appearance Committee w/Sharon:

It's already November and time to start planting spring flowering bulbs. Remember to cut down stems and foliage of herbaceous perennials after two or three hard frosts and when leaves begin to brown. Remove leaves from your lawn to reduce problems. Take care of those pesky weeds and dandelions. Spray a liquid broadleaf herbicide over the yard. Weeds germinate in the fall. Treating the problem now will reduce weeds in the spring. Mow, mow, mow. If you really want a yard to look smashing, dedicate yourself to mowing twice a week with blade set at 2 1/2 to 3 inches to accommodate new grass growth. Most importantly, remember to bag your grass clippings, it helps the environment, presents nice curb appeal adds to our community appearance.

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 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 October is:
115 Mingocrest



A Message from the President

We give thanks for unknown blessings already on their way.—Unknown

Pat & I would like to thank everyone that has helped the Board by either participating in a committee or attending a Board meeting to share concerns, issues and compliments. The Board would also like to thank Public Safety with a special thanks to Shawn Brown, Director of Public Safety, Ricky Todd, Public Safety Officer & Town Council members James Roberson & Clyde Holt. Thanks also to the Town and Chief Guffey for providing a safe, central location for the Board to hold the General Meetings for the homeowners association and the Timber Ridge residents. Additional thanks to Sharon Roberson for continuing to help our community by chairing the Appearance Committee and Jack Crosson for continuing to be a Board consultant.

The Board looks forward to the New Year and wishes everyone a very Merry Christmas and Happy New Year!!

COMMUNITY NEWS & INFORMATION:

Architectural & Communication Committee Chair needed. Contact the Board if you are interested. [You must be current on your dues to be part of a Committee or a Board member].

TOWN NEWS:

Dog Tethering Ordinance passed by Town Council and is effective immediately.. The new Ordinance states a dog may not be tethered for more than three (3) hours in any 24-hour period. Any device used to tether a dog must be at least 10 feet long and attached in a manner that prevents entanglement or injury to the dog. The device used to tether can weigh no more than 10% of the dog's body weight and must allow access to food and water. A \$100 fine will be assessed to violators for each violation. Report violations to Public Safety.

Check out the updates done at [Mingo Creek Park](#). The Parks & Recreation department have added the split rail fencing, added pine straw, signage, new BB nets with the court now marked with court lines and the barbed wire has been removed along with the trash/debris. The fence posts, rails & flowers were donated by Home Depot with Wake Stone donating the crush & run. Looking Good!!! Thanks!!



\$\$FINANCES\$\$:

Revenue: \$20,065

Expenses:

Management Fees \$4,583

Landscaping Fees \$1,176

Legal Fees (Collections) \$1,789

Legal Fees (HOA) \$640

Insurance \$1,187

Website \$225

Parkside \$2,453

Resident Awards \$298

Accounting & Tax Fees \$214

Postage \$808

Office Supplies \$1,056

Pay Pal Fees \$40

Miscellaneous \$1,340



Christmas Decorating Contest 2009:

CASH PRIZE

1st Prize: \$100 gift certificate to TARGET

2nd Prize: \$50 gift certificate to TARGET

The cash prizes will be awarded to the two homes that have the best outside holiday decoration. Judging will last for one (1) week starting Sunday, December 13th through the 20th. Prize will be awarded before December 24th.

Homeowners must have their holiday décor up and ready for judging no later than Saturday, December 12th. The Appearance committee chair will make the decisions. All outside décor must be removed no later than January 10, 2010. Questions, contact Pat Hendrix.

Winners will be posted on the website. Happy Holidays and Happy Decorating.

