



Timber Ridge Homeowners Association, Inc.

Spring 2009, Issue 1

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

Communications Committee:
Position Open

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

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

Dues Collected: \$9,459
Expenses: \$1,703
Violation Notices: 20

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

2009

Goals & Objectives:

The Board, at the 1st meeting of 2009, has decided on the following goals & objectives:

1. Update and revamp the Rules and Regulations.
2. Review and update the Articles of Incorporation, Declarations & Covenants.
3. Work with the Town on the park at Laurens Way and Parkside, Mingo Creek.
4. Resolve issues with Parkside and landscaping issue.
5. Build a reserve fund.
6. Social Event

The updated Articles, Declarations & Covenants will be shared with all residents prior to the Board gaining

the required approvals. If any resident has a suggestion that they would like incorporated, please send us an email or write to us via USPS using our PO Box. Your input is important.

Our 2008 Goals & Objectives were: Appearance, Safety, Communications, Mission Statement. The Board implemented the 3-strike policy for appearance issues, the Board continues to work with Town and local law enforcement regarding issues in our neighborhood, newsletters were sent out and the website continually is updated with current information. Our mission statement is listed on our website. Meeting these goals and objectives were a big step for our community and homeowners association. Volunteers are always needed.



Safety Counts:

Per the Town of Knightdale Ordinance 86.02, children under sixteen (16) years of age must wear a protective helmet when riding a bike.

Loitering, per Town of Knightdale Ordinance, 84.09 states no person shall loiter, lounge or sleep in or on any street, park or public place or in any public building or obstruct the access to any public building or any part thereof, or obstruct passage through or on any public street, park or public place. The streets in our subdivision are public and any youths obstructing traffic flow are in violation. Educate yourself, your children and young adults.

Appearance Committee w/Sharon:

Gardening Tips

- Check into corn-gluten meal on your lawn for organic herbicide to help stop spring weeds before they grow from seeds.
- Divide perennials like day-lily's when the ground is dry enough.
- Make certain that all plants are well mulched.
- After you steam your veggies in the kitchen save this nutrient rich water to use on your house plants.
- Think about planting some Washington Hawthorne or Viburnum shrubs for the birds next winter.

These helpful gardening tips were in the Feb. 2009, Talk of Your Towne.



See the other side for tips on cleaning your vinyl siding this Spring.

Yard of the Month

Yard of the Month will run from **May through October, 2009**. The winner will receive a \$25 gift card to Lowe's Home Improvement along with a sign placed in their front yard. New for 2009, the HOA has purchased a sign for Yard of the Month. If you would like to make a nomination for this event, please contact Sharon via email. We are looking forward to your participation and suggestions.

A Message from the President

Never doubt that a small group of thoughtful, committed people can change the world. Indeed, it is the only thing that ever has. ~ M. Meade

Timber Ridge has hired an attorney to address the Parkside landscaping agreement and our attorney is in contact with the Town of Knightdale to obtain assistance if needed. Updates will be provided as the case progresses.

I also would like to share with all residents and homeowners, that I have been appointed to an Advisory Board by the Town of Knightdale. It is a Board that will deal directly with the Parks & Recreation Department. Part of my focus will be on the park at the back of our subdivision. If you have ideas or suggestions, please submit them via email or by regular mail.

Lastly, we are still in need of volunteers who can be committed to the tasks at hand and become an integral part of the Board or Committees. Please consider sharing some of your time to help the Timber Ridge Community and residents.



Financial Update:

2008 (YTD):

Dues \$14,788

\$3,072 late fees collected

\$150 other income

\$19,190 expenses

2009 through Feb, 2009:

Dues \$9459 (57% paid)

\$180 late fees collected

\$20 pay pal fees

\$30 legal fees

\$817 quarterly Parkside payment

\$833 management fee



Tips on Cleaning Vinyl Siding

Trees and bushes produce airborne sugars that drift through the wind and stick to vinyl siding. This invisible layer of sugar is a food source for mold and some algae. Dust and dirt can also stick. The best way to clean vinyl siding is to rinse it down with a regular garden hose equipped with a nozzle set to medium misting spray. Vinyl siding is designed to shed water falling from the sky, not water this is shot up from the ground. Always rinse off the siding pointing the hose down towards the ground. Never aim a hose up at vinyl siding as it can cause massive amounts of water to seep behind the siding. Regular dishwashing soap does a fantastic job. Always work on a section of siding from bottom to top. You never want soapy water to dry on the siding before it can be rinsed off. Never use chlorine bleach as an additive to your soapy water solution. Chlorine bleach is a deadly toxin for any and all vegetation around your home. The chlorine ions soak into the ground and kill the roots of plants, trees and bushes. If you feel the need to use bleach to help kill the mildew, use oxygen bleach. It is non-toxic, no odor and it injects oxygen into the soil. You can read more on line @ www.askthebuilder.com.

This spring, the management company will be making appearance rounds to evaluate homes in our subdivision that need cleaned up. If your vinyl siding is dirty, green with mold and algae after April 15, 2009, a 1st strike violation letter will be sent to you requesting clean up.

COMMUNITY NEWS & INFORMATION:

2009 Board Meetings will be held every other month.

Our first Board meeting was Tuesday, February 24, 2009, 7pm at the Ammons Pittman real estate office in Knightdale. The future meeting dates are as follows: April 20, June 15, August 17, October 19 (Annual Meeting), December 14 @ Knightdale Public Safety Building. Notices will be placed in the Eastern Wake News as a reminder as well as our web page and in the newsletters.

The WINNER of the holiday decoration contest was 503 Laurens Way. Pictures were posted on the web page of the winner along with other homes that were decorated.

Property Manager, Pat Hendrix has a new direct contact phone number: 919.582.0797. Please make a note of the change.

As spring arrives, kids will be outside playing ball, riding bikes and out in general. Be patient, be aware when driving and slow down. The Board will be inquiring with the Town about posting speed limit signs in our subdivision as well as children at play signs.

TOWN NEWS:

Curbside leaf collection has ended. If you need to dispose of leaves: purchase stickers from Town Hall to put on your bags, take leaves to private waste disposal or to the City of Raleigh yard waste landfill on New Hope Road. It is open 7am-4pm. DO NOT rake leaves into storm drains, ditches or creeks.