



Timber Ridge Homeowners Association, Inc.

Spring 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:
Chad McIntyre

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: 29
Total Homes for Sale: 7

Dues Collected: \$14,622
Expenses: \$4,714
Violation Notices: 115

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

At our last Board meeting we discussed the updating of the rules and regulations handbook. It was decided the Board should hold separate meetings to address the updates needed to this document. There will be several meetings set up in which any homeowner can attend. The dates and location will be posted on our website. We hope to see you there. You can also email or mail your ideas or suggestions.



Pets in our Community

Many residents have been asking about issues regarding pets in our community. There have been pets running at large, escaping fenced enclosures and excessive barking. Each homeowner is responsible for the

proper care and upkeep of their pet. Pets must be vaccinated or they will transmit disease. Ticks are abundant in our wooded areas and also spread disease. Pets can't be left outside without proper shelter. Proper shelter, per Wake County, is an enclosure of at least (3) sides, a roof and floor. All dogs and cats shall be given adequate food, water and shelter. Any person having their dog outside a fenced area MUST have a collar and leash. If you do not collar and leash your dog, it is considered running at large. If you see neglect or abuse, call the Wake County Animal Shelter and report it, 919.856.6911 OR the Wake County Sherriff. Help those that can't help themselves.



Appearance Committee w/Sharon:

- Newly installed, a doggie waste receptacle is now available for people walking their pets. It is located facing Parkside Drive, near the Timber Ridge entrance sign. It was installed for free thanks to a TR resident.
- Yard of the month sign has been purchased from local Knightdale sign company. Look for it in May.
- Board is currently working on getting the entrance sign painted and to have the area professionally landscaped to enhance the community.

Perennials and Annuals Create Beautiful Blooms

Happy Spring! It's time to start working on those lovely flower beds again. Many people have trouble deciding whether to plant perennials or annuals. Remember, perennials return year after year, growing in size until reaching full maturity. When you buy perennials, bigger is better. Annuals have a life cycle of only one year. When you buy annuals, it is alright to buy small ones as they are widely available and easy to grow. Plant flowers with colors that compliment each other and keep your flower garden nourished.

In case you didn't know the **SPEED LIMIT** in our entire sub-division is:

25 MPH

There have been concerns regarding speeding, especially down Laurens Way. The Town of Knightdale has been advised of the concerns regarding this area.



REMINDER:

The Annual Meeting has been changed to Monday October 19, 2009. This decision was made to encourage more homeowners to attend since many travel during the summer for vacations. We hope to see you there to discuss the budget and goals for 2010.

Yard of the Month

Starts May through October, 2009. By the 5th of each month a yard will be chosen, letter sent to winner with at \$25 gift card to Lowes Home Improvement. Winner for May is: 205 Mingocrest

A sign will be posted in their yard for recognition. Take a look when you are out.



A Message from the President

I don't know the key to success, but the key to failure is trying to please everybody. — Bill Cosby

We are still in negotiations with Parkside. Our Attorney is currently working with the Board to propose changes in the agreement to reduce the quarterly fee, require Parkside to provide financials on how they spend the money and to require representation from Timber Ridge. These are just several of our desired outcomes from this issue. The Board's goal is to have these issues with Parkside resolved this year and a new contract moving forward. It has been a time-consuming process but we are getting close to an amicable resolution.

SHOUT OUT to 513 Laurens Way— property is much improved since new owners moved to our community. Welcome to Timber Ridge!

509 Laurens Way & 110 Summershade— looking good! Keep up the great work!!



Financial Update:

January through May, 2009:

Dues \$14,622 (87% paid)

\$ 1,050 late fees collected

\$ 27 pay pal fees

\$ 355 legal fees

\$ 817 qtrly Parkside payment

\$ 2,083 management fee



Emergency Events in our Neighborhood:

Monday, May 4, there was a small kitchen fire at a home on Mingocrest. Public Safety responded to ensure the fire was out and no injuries were reported.

ARCHITECTURAL COMMITTEE:

We are pleased to announce that Chad McIntyre, a TR resident, has volunteered to head up the Architectural Committee. Architectural requests should still be mailed to our PO Box. Forms can be found on our website or mailed to you, by request.

At our last Board meeting discussions began about concerns and issues regarding mailboxes. The Board is reviewing and will vote at the next meeting on making mailboxes more uniform and to address the issue of up-keep and curb appeal. Formal notification with details will be sent to all homeowners.

The Board voted to incorporate a 'hold harmless' agreement relating to older architectural changes that may not have been formally written up and approved by the prior Boards or Developer. You may receive a request to complete a form. This is a formality and is done to protect, you, the homeowner and the HOA. The Board appreciates your cooperation in this process. If you have questions, you can email the Board or contact our Managing Agent, Pat Hendrix.

COMMUNITY NEWS & INFORMATION:

When walking your pet, please clean up any mess left behind. Leaving pet waste transmits diseases and pet owner's should take responsibility.

Children at Play and speed limit signs has been posted on Mingocrest @ the empty lot.

Trash bins must be at rear side or back of house on non-trash days. Bins can't be easily visible from the road.

TOWN NEWS:



New Chief of Police, Shawn Brown, has been hired by the Town. He will attend the next Timber Ridge Board meeting Monday June 15th 7pm to discuss issues in our community and answer questions. You can contact him via email: shawn.brown@ci.knightdale.nc.us

The Town Council adopted the following Vision Statement: Promote wellness through healthy and active neighborhoods and businesses. Mission Statement: Serve the Citizen of Knightdale by providing leadership to promote quality living, balanced growth and economic opportunity. Focus Areas: Safe, Transparent, Active, Green, Engaged.