



# Timber Ridge Homeowners Association, Inc.

Fall 2010, 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

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 Absentee Homeowners: 30 (20%)  
Total Homes for Sale: 8

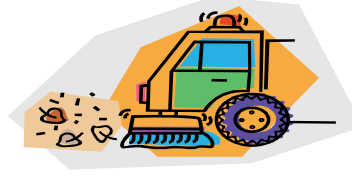
YTD through October  
Dues Collected: \$18,549  
Expenses: \$20,235

Emergency Events:  
None to report



## Happy Thanksgiving

Many of us have a lot to be thankful for this year. While the economy isn't as we all would prefer, we still can be thankful for our family, friends and neighbors. Our Public Safety staff works hard to protect us over the entire year even through Holidays. Stop, introduce yourself and thank them for their continued service. Lend a hand to your elderly neighbor and protect our youth. Lead by example. Have a bountiful Thanksgiving. - The Board



## CLEAN SWEEP

The last street cleaning in the Timber Ridge subdivision is **Monday, November 15th between 1am and 5:30am [rain date Tuesday]**. This means homeowners must have their vehicles and trash bins off the street no later than 11pm Monday night. This street cleaning benefits ALL residents and we need everyone to help by ensuring vehicles are off the street. Culsacs will be swept as well. Questions, contact Pat Hendrix.

Right NOW is a good time to pressure wash the outside of your home. Mold and dirt collect on vinyl siding and should be cleaned annually.

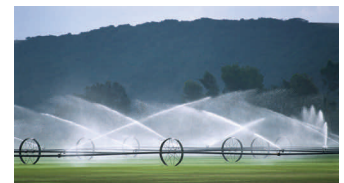
## Updates from Annual Meeting:

1. Dues will increase in 2011 to **\$120**, annually.
2. Due date for payment is January 3, 2011 and considered late after February 18, 2011.
3. Reviewed and prepared annual budget. Formal approval will happen by end of November and will be mailed with annual dues invoice.
4. The new Rules & Regulations handbook will be distributed January, 2011.
5. Discussed landscaping plans for 2011 around the community.
6. The Board will take Holiday starting December 15, 2010 through January 31, 2011. Pat will continue to send notices and address any homeowner issues/concerns.

## Appearance Committee w/Sharon:

During the fall, the lawn is getting ready for dormancy in the winter. This period is vital to provide an extra boost of nutrients. Roots actually continue to grow underground throughout the winter and rely on stored food until spring. Reseeding your lawn will increase turf density, choke out weeds and improve the overall health and appearance of the lawn. The fall is a great time to aerate the lawn and combat grass compaction from summer traffic and encourages the uptake of nutrients and oxygen. When leaves start to fall,

rake or remove at least once a week. Keeping the lawn leaf-free doesn't only look better; it's also healthier for your lawn. Remember: Town of Knightdale provides a leaf pick-up service. Call 919.217.2212 or email: publicworks@knightdalenc.gov



Water restrictions are still in place; please be mindful of water usage. The schedule days for watering are as follows:

Even numbered homes: *Wed, Fri and Sunday.*  
Odd numbered homes: *Tues, Thurs and Saturday.*  
Visit the Raleigh website @: [www.raleigh-nc.org](http://www.raleigh-nc.org)



Yard of the Month:

Has ended for 2010



Habitat for Humanity is building a home in our subdivision. It is located at 104 Lake Bridge. Habitat for Humanity of Wake County develops partnerships to build healthy, affordable homes with and for people in need, promotes self-reliance through homeownership, affirms the dignity of the family and creates sustainable communities. Timber Ridge welcomes Habitat to our community and the Board has approved a nominal monetary donation to the new home being built. The Board plans to have this monetary donation help with landscaping and/or help with purchasing a mailbox. You can help by volunteering through many aspects of the home building process. It is a wonderful teaching tool for children and young adults to share this experience with their family. Below is the website location where you can sign up to volunteer for different aspects of the build. Per the website right now, below is the items they are working on. GO to the website listed and sign up to volunteer. WELCOME Habitat and our future new neighbor and friend.

<http://www.habitatwake.org/getinvolved/sign-volunteer.html>

Lot 119, Knightdale - roofing, siding, metal

Main website: <http://www.habitatwake.org/>



## COMMUNITY NEWS & INFORMATION:

The Christmas Carousel Holiday Gift Show @ the Jim Graham Building Fair Grounds is Friday Nov. 26- Sunday Nov. 28th. Indoor event, Santa and much more. Details @ [www.chirstmascarousel.com](http://www.chirstmascarousel.com) Contact Pat for \$1 off entrance fee coupons.

**Cul-de-sac parking:** friendly reminder **number two [2]** that front end parking is not allowed, please park parallel to curb; and NO PARKING in yard.

Mulch, basic spruce up, and fall flowers at the entrance sign area will happen within the next two weeks.

**Reminder to protect your outdoor pets from the cold and wet weather. Provide a shelter that has 3 walls and a roof, fill with cedar shavings or bedding and raise house off the ground by using pavers. Animals must have access to fresh, clean water 24/7.**

## TOWN NEWS:

The Town of Knightdale has installed the remainder of the sidewalk on Mingocrest Drive. The HOA in 2011 will work on landscaping to enhance to appeal of this property.

Town continues to work on installing tot equipment at the Mingocrest Park and other improvements to the area.

Christmas Tree Lighting is Friday December 4, 2010 and the Town Christmas parade is Saturday December 4, 2010. See Town website for times and additional information.



### \$\$ FINANCES \$\$:

Revenue: \$18,549

Expenses:

Management Fees \$4,167

Landscaping Fees \$2,117

Legal Fees (Collections) \$2,020

Legal Fees (HOA) \$2,649

Insurance \$910

Website \$319

Parkside \$5,723

Resident Awards \$200

Accounting & Tax Fees \$216

Postage \$433

Office Supplies \$138

Pay Pal Fees \$32

Miscellaneous \$1,311



## The 3rd Annual Holiday Decorating Contest

1st Prize: \$100 gift card

2nd Prize: \$50 gift card

3rd Prize: \$25 gift card

The cash prizes will be awarded to the three homes that have the best outside holiday decoration. Judging will last for one (1) week starting Sunday, December 12 through Monday December, 20. Prize will be awarded on Thursday December 23rd. The prize will be hand delivered. If the Homeowner isn't at home on December 23rd, please contact Paula @ 418 Mingocrest Drive between the hours of 6 -8pm ONLY. If homeowner is unavailable Thursday to claim winning, please call Pat Hendrix to arrange claiming of prize.

Homeowners must have their décor up and ready for judging no later than Saturday, December 11th. Appearance Committee chair will select winners. All outside décor must be taken down no later than January 16, 2011. Questions, call Pat. Winners will be posted on website. Happy Holidays and Happy Decorating.