

Timber Ridge Homeowners Association, Inc.

Spring Issue 1, 2011

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
10244 Durant Road
Suite 107
Raleigh NC 27612
919.790.5455
phendrix@apgmac.com

At A Glance:

Total # of Properties: 152
Total Absentee Homeowners: 30 (20%)
Total Homes for Sale: 5

YTD through April 30, 2011
Dues Collected: \$15,203
Expenses: \$5,964

Emergency Events:
None to Report



Board News & Updates

- ⇒ The address of our management company has changed. Pat Hendrix is still our Agent. Please see the insert for the new address. Payments should be mailed to this address or you can still pay on-line via PayPal.
- ⇒ New rules & regulations are in the review and finalization stages.
- ⇒ The website is going to get a facelift so check it out in the next few weeks.
- ⇒ Due to the lack of participation, the Board is not setting up pre-determined meeting dates for the year. If a homeowner or resident needs to meet with the Board, please contact Pat to set up an appointment. Pat and the President meet monthly at more convenient locations and times.
- ⇒ The Annual meeting, however, will be set up and information will be provided to all homeowners at a future date.
- ⇒ Setting up street sweep cleaning starting in June 2011. We will change the day to avoid the trash day issue.
- ⇒ Continue to work with the Town on the Mingo Creek Park and the empty lot on Mingocrest. The Town has provided the trees, the edging and will help with plants and mulch at the empty lot.
- ⇒ Board is working with Appearance Committee on signage regarding soliciting, etc. We will be purchasing signage and have it installed soon.
- ⇒ The Board would also like to thank those that are keeping their grass cut and maintaining their yards. For those homeowners who are not, this is your reminder that the Town has set the grass/weed height limit at 12 inches/1 foot. Any homeowner not keeping up their lawn will be fined \$25/a day for every day it is overgrown and not cut AND the Town will be notified of the violation as well. The Board regrets taking this action but it is not fair to the homeowners maintaining their properties.
- ⇒ The Board has found a local printing company to print newsletters and communications will be back on schedule to keep all informed.

In the Next Issue:

- Update on Parkside agreement
- 2011 Goals & Objectives
- Interview with Public Safety Fire Department
- Interview with a Town Council member
- Yard of the Month
- Street cleaning schedule
- Summer Contest
- 2011 Budget



Attend a Town Council Meeting @ Town Hall 7pm

Monday, June 6, 2011
Wednesday, June 15, 2011
Tuesday, July 5, 2011
Wednesday, July 20, 2011
Monday, August 1, 2011
Wednesday, August 17, 2011
Tuesday, September 6, 2011
Wednesday, September 21, 2011
Monday, October 3, 2011
Wednesday, October 19, 2011
Monday, November 7, 2011
Wednesday, November 16, 2011
Monday, December 5, 2011
Wednesday, December 21, 2011





Knightdale POOL

Opens:

Saturday, May 28, 2011

Mon-Sat 11a—6.30pm

Sun 12—6pm

Need a pool pass? We still got 'em, send an email to: trhoaboard@yahoo.com and list number of passes you need with ages and your mailing address.



Swim UNDER the LIGHTS

8.30-10.30pm

\$2

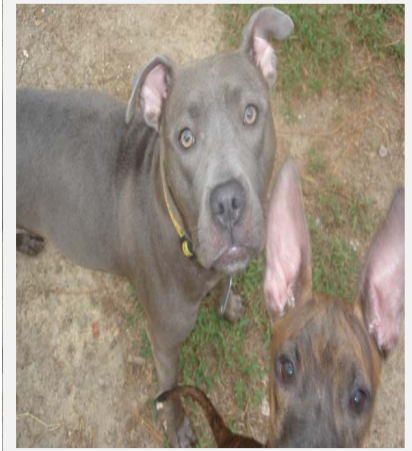
Friday

June 10 & 24

July 15 & 29

Don't forget the Recreation Dept. rents out the pool clubhouse. Go to Town website for details.

PAUSE FOR PAWS



In Wake County, North Carolina the Animal Control Ordinance includes the following in its definition of abuse: **“Placing or confining an animal or allowing an animal to be placed or confined in a motor vehicle under such conditions or for such a period of time as to cause physical pain, suffering or death to the animal due to temperature, lack of food or drink, or such other conditions.”**

So, what can you do to help? If you see a pet in a car, follow these suggestions:

Write down a description of the pet, the car, and the license plate number. Ask businesses to announce over a PA system that the guardian of the pet needs to return to the vehicle.

If the guardian of the pet is not located or does not return to the vehicle, and the pet is in distress, area animal control asks that you call 911. Provide the description of the pet, the car, and the license plate number and explain that there is a pet in a car that is in eminent danger and distress from heat. Dispatch will send an animal control officer or local law enforcement to the location.

Animal Control requests that you stay in the area to help them more easily identify the location of the animal. However, they ask that you refrain from engaging the owner. Often officers called out to help a distressed animal must first deal with altercations between guardians and concerned citizens. For your own safety and that of the pet, report the situation, be available for locating the animal, and avoid confrontation with the guardian.

Cancel the call if the person leaves before animal control can arrive.

In cases where the animal is in distress, do the following:

- Learn the signs of heat exhaustion restlessness, excessive thirst, heavy panting, lethargy, lack of appetite, dark tongue, rapid pulse, fever, vomiting, glazed eyes, dizziness, or lack of coordination.
- If the dog shows any of these symptoms, move them to shade or air conditioning right away.
- Apply ice packs or cold towels to the head, neck, and chest or preferably immerse the animal in cool (not cold) water.
- Try to get them to drink small amounts of cool water or lick ice cubes.
- Take them directly to a veterinarian.

THE THREE R'S PAGE

REMINDERS, REQUESTS & RESOLUTIONS

Excerpt from article by Liz Weston, MSN Money

Neighbors hurt your home's value?

If you're trying to sell your home, a run-down or messy house nearby can cost you some SERIOUS MONEY. Here's what you can do about it.



Bad neighbors aren't just annoying. They can cost you real money when it's time to sell your home. A nearby property's overgrown yard, peeling paint and clutter can easily knock 5%-10% off the sale price of your home, said Joe Magdziarz, the president of the Appraisal Institute and a real-estate appraiser with 40 years of experience. A true disaster — a junky home in deplorable condition and a yard packed with debris — could cost you even more. "In reality, there's so much supply right now that people are just going to pass," Magdziarz said. "It might make your home unmarketable".

There are tactics you can try if a neighbor's property is hurting your home's value.

If your neighbor is elderly or disable and simply not able to maintain the property, you may be able to help find free or low-cost services that can help. Habitat for Humanity's A Brush with Kindness program offers exterior painting, landscaping and minor repairs to low-income homeowners who can't care for their homes because of age, disability or family circumstances.

4 Strategies for getting the mess cleaned up:

Start with a conversation: Approaching your neighbor in a friendly, low-key manner can be a good start. The script could go something like this: "We're going to be putting our house on the market soon and we really want it to show well. But we're afraid that people who don't know what nice neighbors you are might be a little put off by the condition of your yard right now. It's so hard to keep up with everything, isn't it? We'd be more than happy to help you tidy up a bit if you'd like."

Find the owner: If your sloppy neighbors are tenants and the direct approach doesn't work or if the home is vacant, you'll want to track down the owner. You can visit the county property-tax assessor's office. Then send a letter to the landlord or lender, complete with photos of the problem and request action getting the property cleaned up.

Enlist help: If you have a homeowners association, make a formal request that it take action.

Practice mitigation: If your best efforts don't work, a privacy fence or tall hedge, if allowed, could help screen the problem. Otherwise, do what you can to make your own property shine and divert attention from the neighbor's mess.

How does my homeowners association help with the above?

The Board through the HOA rules, regulations and governing documents address this issue and many other topics. We take pictures, we send letters, we impose fines and request help from the Town. Our primary goal is to maintain and hopefully increase the value of the homes in our community. Because we have homeowners refusing to pay their dues or legal fees incurred and refuse to maintain their property; it is unfortunate enforcing these requirements costs all of us. It costs us in how dues collected can be used and for what purposes and it costs us in our home values. As we work on finalizing the rules and regulations, here is a reminder to paint the shutters, paint the front porch, edge the grass, CUT the grass, pick up the newspaper from the driveway, trim shrubs and trees, pressure wash the house, keep grills in the backyard, keep trash cans at the back side or rear of house, keep toys and bikes off the front lawn, basketball goals have to be taken down, get architectural approval for required items. The Board has been very flexible, worked with homeowners in setting up payment plans to avoid the costly legal fees and continues to make positive changes in the community. We still need your help, we need volunteers, we need cooperation and ideas for the newsletter, etc. Be a part of your community, help your neighbor and help keep our children safe!!



Appearance Committee with Sharon Roberson

Welcome to spring! Getting your yard in shape for the season will be easy and it requires little maintenance. The beauty of spring is in the air and our flowers, trees and shrubs look great. To keep them looking gorgeous remember to fertilize and prune azaleas and rhododendrons within a month of flowering. Also, prune right after the flowers fade because if you wait too long to prune you'll cut off next year's buds. It is a good idea to start protecting your trees, shrubs and flowers from pesky insects by using an insect killer. The best kind to use simply requires adding water to the product and pouring the mixed solution around the tree trunk or shrub. I use "Tree & Shrub Insect Control" by Bayer, it is very easy to mix and simple to apply.



Tips for grass recycling:

Mow when grass is dry and mower has a sharp blade. A sharp blade means clippings will be cut into finer pieces and will decompose faster.



Don't let grass get too long before mowing and never cut grass too short. For a stronger, healthier

and more drought-resistant lawn, never remove more than the top two-thirds of grass blade growth.

DON'T FORGET TO EDGE!!



Drought, drought, drought. We've heard all before and we're already into May and things are getting a little dry. Stage 1 watering restrictions are permanently in place and if it stays dry enough we could enter into Stage 2 water use restrictions. With the restrictions always in a state of flux during the spring and summer, it is easy to forget watering your plants, trees and shrubs. You can always check with Public Works to find out about Knightdale's water restrictions. Watering will save your trees, shrubs, flowers and lawn during a drought but you will have to prioritize by asking yourself "what is more expensive to replace," and schedule your watering accordingly. See the details below for the Permanent Conservation Measures. Go to www.raleighnc.gov for additional conservation tips.



PERMANENT CONSERVATION MEASURES

12 am - 10 am Automatic and Non-Automatic Irrigation systems	6 am - 10 am Hose End Sprinklers	6 pm - 10 pm Hose End Sprinklers
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When do I irrigate?

EVEN Addresses Irrigate: Wednesday, Friday Sunday	ODD Addresses Irrigate: Tuesday, Thursday Saturday
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SLOW the FLOW!
SAVE SOME FOR LATER.

NO MONDAY IRRIGATION

EXCLUDES DRIP IRRIGATION SYSTEMS AND HAND-HELD HOSES.