

#### This Edition's Announcements

Welcome to our community newsletter! We are thrilled to share with you the latest developments in our mission to make a positive impact in our community.

Periodically check our website at [www.timberridgeloveland.org](http://www.timberridgeloveland.org) for our contact information, upcoming events and updates within the community.

The Board of Directors is thrilled to announce that our governing by-laws have been successfully amended, thanks to your overwhelming support and participation in the recent vote! You can view these now on our website at [www.timberridgeloveland.org](http://www.timberridgeloveland.org).

Our previous treasurer, Bernie Kainec had resigned from his post effective November 2025. He had this to say in his resignation letter; **“I would also like to thank the community for electing me to the board to help get things back on track and for helping us to complete our goal in 2025 by voting to update the bylaws at the 2025 annual meeting. I truly believe the community is in great hands with the current group of Trustees and improvements will continue to be made to make the community an even greater place to live.”** We'd like to thank Bernie for his service while on the Board.

The Board appointed a fifth Director for the remainder of Bernie's unexpired term. Laura Kuntz joins the board, having previously served as a director for seven years. *(Reference Amended & Restated By-laws Article III, Section 4, Term of Office; Resignations)*

Our neighborhood continues to change and grow; there are currently three homes for sale in the community. We want to extend our warmest wishes to our exiting neighbors as they close one chapter and begin another. May your new home be filled with happiness, success, and wonderful memories!

#### Reminders:

- Please be sure to have all holiday decorations and lights removed within 30 days after January 1, 2026. *(Reference XVII; Holiday Decorations in our Declaration of Covenants & Restrictions)*
- We live in an active community. Please be sure to drive the speed limit of 25mph and check your surroundings for people, children, and pets.
- Do not block the sidewalk with your vehicle; to be sure the flow of pedestrian traffic is not impeded.
- Future newsletters will only be posted online at our website. [www.timberridgeloveland.org](http://www.timberridgeloveland.org) Please check back quarterly.

#### WELCOME COMMITTEE

The Board of Directors has implemented a “New Member Welcome Committee” comprised of 4 volunteer homeowners. Appointed to the committee are Pam Hollingsworth, Anita Crowder, Sharon Cozzens, and Donna Ragan.

The Welcome Committee will visit new homeowners after they've moved in providing relevant documentation and a sweet treat (donated by the committee member) along with a “warm welcome to the neighborhood” to better help them get settled in.

If interested in getting involved and being a part of our “New Member Welcome Committee” please reach out to our VP, Susan Hunt with a letter of interest. This is a great way to meet your neighbors and contribute to our community's success.

## Event News

Our Christmas Light Winners for 2025 are:

“Reason for the Season” at 6121 Pine Meadows

“Traditional Elegance” at 6101 Misty Creek

“Spirit of Christmas” at 5207 Woodtop

“Honorable Mention” at 6130 Pine Meadows and 6132 Misty Creek.

Gift baskets and certificates were donated by our HOA President & Treasurer.

On December 17, seven homeowners and the GPD participated in Timber Ridge’s first annual Christmas Golf Cart Parade. THIS WAS NOT AN HOA SPONSORED EVENT, however the organizer received great feedback and interest for next year. The hot chocolate bar set up in Crystal View Ct was donated by our HOA President.

**You can see photos from these two events on our website.**

## Community News

### 2026 Annual Assessments

The HOA Board of Directors will be mailing invoices for the yearly assessment in late January. The invoices will be dated Feb 1, 2026 and have a due date of April 1, 2026. Documentation supporting the operating budget and reserve study will be included to help every Member understand how the 2026 assessment was calculated. The invoice will include a remittance slip to submit with your payment. Cash, personal check or money orders are accepted. An online payment option is not available currently.

### 2026 HOA GOALS

1. Add Timber Ridge Community to the DO NOT SOLICIT registry with Goshen Township. Purchase and install signs at top of Cross Creek Dr and Pine Meadows Dr.
2. Survey homeowners for feedback on Declaration amendments. We would like to have these drafted and amended by our annual meeting.
3. Explore options for a more competitively priced lawn care provider.
4. Explore options to implement an online payment gateway for annual assessments and fines.

*Thank you for reading!*

TIMBER RIDGE OF CLERMONT COUNTY HOA	board@timberridgeloveland.org
www.timberridgeloveland.org	PO Box 524 Goshen, OH 45122