

## 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.

We would like to announce a full transition has been obtained. All materials have now been returned to the "Association".

Our Sargent-at-Arms, Dennis Huffman has resigned from his post effective June 2025. We'd like to say thank you to Dennis for his service while on the Board.

We have received a lot of positive feedback from neighbors who attended the Homeowners Education Meeting in May. Thank you to all who attended. For the ones who could not attend, we hope the meeting minutes posted on our website were helpful.

We guestimate 20+ homes participated in this year's annual yard sale, thank you to all who participated.

Design Review applications can be found online at [www.timberridgeloveland.org](http://www.timberridgeloveland.org). Please fill this out and submit to the Board BEFORE any project commences on your property. Please refer to the Covenants & Restrictions ("Declaration") to know which projects must have a Design Review.

BEFORE posting any signs in HOA designated space you must have written permission from the Board. Please submit your request to [board@timberridgeloveland.org](mailto:board@timberridgeloveland.org)

*Board of Trustees*

## Reminders:

- Per the Goshen Twp Property Maintenance Code grass height can't exceed 8". Please provide timely mowing of your lawn. Be sure to keep public sidewalks and roads clear of grass clippings to prevent slippage.
- 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.
- If you no longer wish to receive the Door Store ads please call 513-731-1200 to be removed from the route. Please throw away ones laying around your property on Tuesdays.
- Future newsletters will only be posted online at our website. [www.timberridgeloveland.org](http://www.timberridgeloveland.org) Please check back quarterly.

## Event News:

**Follow up to the May Homeowners Education Meeting** - The Board would like the opportunity to survey all Lot Owners for feedback on passing amendments to the "Declaration". Please email the secretary at [secretary4trhoa@gmail.com](mailto:secretary4trhoa@gmail.com) so she can capture your email address and will know where to send your future surveys.

*By providing your email address, you agree to receive future surveys and emailed communications regarding new amendments for the "Declaration".*

Please plan to attend the annual meeting on **Saturday, October 4, 2025 at 11am.** The "Association" and it's attorney will be in attendance to present our newly drafted "Bylaws". These will be reviewed and voted for or against at the meeting. We must have 2/3 majority to vote in favor of (137 Lot Owners) to amend our "Bylaws".

Please keep in mind an election will be held in October for new Trustees. We are always looking for fresh new faces to volunteer their time.

## Community News

We ask everyone to please read through our current Covenants and Restrictions (“Declaration”). These can be found at [www.timberridgeloveland.org](http://www.timberridgeloveland.org) under the Forms & Documents tab.

Now that the weather is warmer, we would like everyone to evaluate their properties and govern themselves for things such as:

Sheds and fences in need of repair, excessive items in the driveway or on front sidewalks that are not vehicles, AC window units, removing unused satellite dishes, overgrown vegetation, missing shutters, homes and driveways in need of pressure washing, winter holiday decorations and lights, keeping garbage cans secure and out of public view, cleaning up brush/wood piles (please move piles into your fenced backyard), moving inoperable vehicles into the garage. We would also like ask everyone to be sure your # stickers on your mailbox/post are in good condition and visible. (For more information, please refer to our Covenants and Restrictions Articles IX, XIV, XV, XVI, XVII, XIX)

If anyone needs help to remedy an infraction too large, please reach out to the Board of Trustees for assistance.

In May maintenance was performed at the retention pond located on Pine Meadows. Three trees were cut and removed, and the pond was cleaned out near and around the exit pipe.

A Lot Owner approached the Board regarding the placement of Justin Doyle’s sign advertising his new homes. A Trustee and the Goshen Township Zoning Inspector reviewed photos, our subdivision plat and GIS map viewer. The Zoning Inspector explained the state of Ohio (because it’s State Route 48) controls 10 feet of frontage or “right-of-way” on both sides of the street. This is to accommodate for construction, maintenance, future expansion, utilities and drainage. Based on the sign’s placement, the Zoning Inspector told the Trustee Justin Doyle’s sign is not placed on property controlled by Timber Ridge HOA. If the sign has an approved permit, the sign can stay as is.

*Thank you for reading!*

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