

Timber Ridge community,

10/23/2024

Happy fall everyone!

The HOA Board of Trustees would like to announce **new changes** and **announcements** coming to our community. Updates and communication from the HOA will be uploaded on the Timber Ridge HOA web page. We will upload a **NEW** quarterly community newsletter to the website. This notification will inform you about what is going on and what is up and coming in our neighborhood. We encourage you to check the website first and if you still have questions, then reach out to us for clarification. This board's philosophy is about full transparency and increased communication. The expectation is full transparency and communication from you in return.

Next, you will get letters for important updates in the mail that require your attention so please read them. This does require participation on your end in terms of keeping up to date with current events, reading the website and the rules and regulations and letting us know your concerns. You are accountable for all the information given even if you choose not to read them or participate.

Annual dues for 2025 will be decreased to \$100 and are due by 1/1/2025. If you have already paid, please contact our new treasurer Jerry Breaker via email and he will get you squared away. The process by which the dues were increased was discussed in detail and our forecasted budget for 2025 indicates that we can return to that amount. We currently have a surplus for approximately three years based on this year's expenses and if the need arises and the community requires an increase, the board will send you notification of the increase amount with the details and YOU the community will vote on the increase.

We need your input on new community events combined with our current that you and your family may enjoy. Please submit requests on the HOA website. For example, in the summer to have a food truck every 4th Friday. Something new and fresh that everyone would enjoy. The board will take into consideration cost and pick a few new ones to add for 2025.

We are reviewing our outdated by-laws and want to hear from you! What changes do you want to see or updated? Please keep in mind these must come with a rationale and purpose for the change. Not all recommendations will be chosen but the board will look at them and choose which will be introduced

and or taken out and which are the best fit for our community. As always, please ask if you have any questions.

The HOA has decided to look for a new attorney and seek out a firm that specifically deals with HOA's for proper legal representation that will have our best interest in mind.

We love our community and want to keep it a nice place to live and for those looking to move here. We ask that you please keep your yards **consistently maintained** per the by-laws you received when you moved into the community. We understand not everything can be spelled out under this section but If you have structures that are falling apart or in need of repair, compost piles, fences that are falling apart, overgrown weeds and trees that are not maintained letters will be distributed. Members of the community are required to maintain their properties within the community guidelines within a reasonable time frame. **Rental tenants** in our community are held to the same standard and must maintain their property.

Again, we are excited about these upcoming changes, and we want to hear from you. If you have any questions please feel free to reach out to the HOA <https://timberridgeloveland.org>

Sincerely,

Timber Ridge HOA Board of Trustees



This Photo by Unknown Author is licensed under CC BY-SA