

# TIMBER VALLEY HOA NEWSLETTER

## Annual Meeting 2018

Thank-you to the 34 homeowners who participated in the September 1, 2018 Annual Meeting. Despite being held on the Saturday of a holiday weekend, we achieved quorum for the first time in several years.

Depending on homeowner feedback, we may continue to hold the annual meeting on the Saturday before Labor Day.

At the Annual Meeting, a new board of 5 homeowners was elected.

Subsequently, after 5 years of service on the board and helping the new board understand their duties,

Thomas Marin resigned on September 20, 2018. Thank-you Thomas for your service to Timber Valley!

Therefore, the board for 2018/2019 is as follows:

Ian Slatter - President

Anthony Clarke – Treasurer

Alex Venne – Secretary

Paul Cook - Member

Vacancy - Member

## New Property Management Company

On September 27, 2018 the board terminated the management contract with Omni Management Services and hired Personal Touch Management (PTM). We were impressed by the track record of PTM and believe PTM will provide a better service at a lower cost. This means dues can be kept low and we should be able to make additional improvements to Timber Valley. Please contact Megan Judson at [hoatimbervalley@gmail.com](mailto:hoatimbervalley@gmail.com) or via phone 317 535 – 0441 for any questions or concerns related to Timber Valley.

Also, if a homeowner would like to serve on the board, please contact Megan.

## Rental Restriction Amendment

As of October 1, 2018, we have received 68 ballots. The results so far are 48 in favor and 20 against (most of the votes against have come from rental companies). The total needed in favor to enact the rental restriction amendment is 134, which is 51% of Timber Valley homeowners.

### Rip-Rapping Retention Ponds

At the Annual Meeting there was overwhelming support to pursue rip-rapping the retention ponds due to the erosion of the banks. Therefore, the board has begun the process of bidding for the project. Since the project is expensive we are soliciting 5 bids. Also, the board has applied for a public-private partnership with the City of Greenwood in an effort to help fund this project. In addition, the board, and other homeowners, also want to avoid a special assessment to fund this improvement. By completing the southern pond in the spring of 2019 and the northern pond in either 2020 or 2021 we would almost certainly avoid the need for a special assessment. The tentative plan is to rip-rap the southern pond first because the erosion is more extensive on the southern pond.

### Delinquencies:

Our law firm continues to aggressively pursue delinquent accounts and the results have been excellent. For homeowners who wish to negotiate a payment plan, please contact Megan Judson.

### Solicitors:

Unwanted solicitors were discussed at the Annual Meeting. The City of Greenwood has an ordinance prohibiting solicitors. To keep solicitors away, please go to <https://www.greenwood.in.gov/egov/apps/action/center.egov?view=form;page=1;id=62> to print a sign for your door. Homeowners mentioned that the sign has been very effective. The no solicitors sign can also be obtained at the Greenwood Community Center

### Geese:

The board will continue to monitor the geese population. We plan to hire a firm to remove nests during next season as well as use flight control to discourage geese from staying in Timber Valley. Comprehensive solutions are very expensive but we hope to be able to minimize the geese problem in a cost-effective way. As always, do not feed the geese!

### Annual Dues:

Annual dues are \$230 and payable on January 1, 2019. A late fee of \$70 will be assessed on February 1, 2019 for unpaid accounts.

## Parking

Over the years there have been questions and concerns about street parking in Timber Valley. Our covenants say that vehicles should be parked in garages, or on driveways, and that only temporary and non-recurring street parking is allowed.

“Section 7.4 *Parking*. Vehicles shall be parked in the garages or on the driveways serving Lots. No motor vehicle, whether or not utilized by an Owner, shall be parked on any street or public right-of-way, except on a temporary and non-recurring basis,” Timber Valley Homeowners Association (TVHOA) covenants.

This means that homeowners are able to host events (birthdays, graduations etc.) without being concerned about where their guests park. The prohibition applies when the same vehicle is parked on the street on a regular basis. Previously, responding to numerous homeowner complaints, the board has enforced our parking covenant.

Unfortunately, over the past several years, many homeowners have been told that since the City of Greenwood has jurisdiction over our streets this means the TVHOA is unable to enforce its own parking covenants. This is not true.

The board contacted the attorney for the City of Greenwood and confirmed that the TVHOA can indeed enforce its own parking covenants. Furthermore, the Greenwood Police Department has been informed that the board of the TVHOA can act in accordance with our covenants.

The increasing number of cars being parked on the street has been noted and for many homeowners is becoming a concern. Therefore, the board will begin enforcing our parking covenants. Please park your car in your garage or driveway.

Of course, we fully understand that parking can be a difficult issue and the board will listen to homeowners who may have good reason to park on the street. Also, the board is willing to consider creating areas in Timber Valley where street parking will be allowed so homeowners who need to park on the street will have an option. As with any policy, the board encourages feedback. Please contact Megan Judson at PTM for comments, questions, or concerns regarding the parking covenants.

October 2018

