

TIMBER VALLEY HOA NEWSLETTER

Rental Restriction Amendment

As of May 16, 2019, there are 114 votes in favor of the RRA and 34 against. The target number of "Yes" votes is 136, or 51% of Timber Valley homeowners.

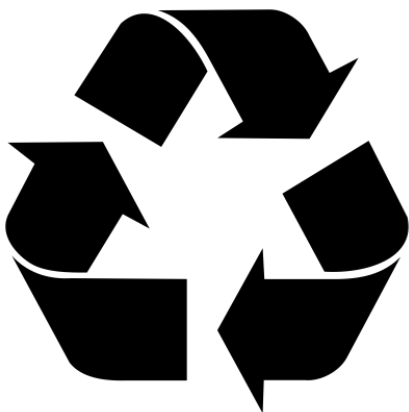
The board strongly supports the RRA and hopes to reach the required number of signatures and adopt the RRA by the end of 2019.

As with any signature gathering effort, it can be challenge to obtain responses. Consequently, as part of this mailing the board has written a personal letter to each homeowner who has not yet responded asking them to contact us if they have any questions or concerns about the RRA.

The board is confident we have good answers and have successfully provided Timber Valley homeowners with tremendous freedom to rent their properties.

Therefore, we do not anticipate Timber Valley homeowners having difficulty renting their property, should they choose to do so, but we do anticipate the number of commercial rentals to decline dramatically should the RRA be passed.

As a reminder – the RRA calls for a cap of 10% on rental properties, which is 26 homes. If a homeowner has been an owner-occupier for 5 years, however, then the cap does not apply.



Recycle Plastic Bags with Michael

Recycle at 3275 Hurst Street or send us an E-mail at 3275recyclerhs@gmail.com for plastic bag pick-up. All plastic grocery and produce bags welcome.

Pick-Up Times all week
5:00PM-6:00PM
6:45PM-8:00PM

Geese

It appears the Geese Police service is working. While there are still some geese physically present on any given day, the numbers are greatly reduced. Aside from chasing geese away, as of May 16, 2019, the Geese Police have removed 18 nests and 62 goose eggs from Timber Valley. Some nests have been found alongside homes. Please take a moment to make sure there are no nests on your property. If you find a nest, please contact Megan. The board looks forward to continuing to work with Geese Police to maintain the current situation.

Community Yard Sale

We hope everyone who participated had a successful sale! As has been past practice for many years, we follow the dates set by the Village Pines, the Pines, and Southern Pines. Following the Pines communities has helped sales in Timber Valley due to increased traffic. Unfortunately, these communities set the date of May 2-4 very late which meant we had short notice. The board will endeavor to obtain a longer lead time from the Pines next year.

Dumpster

As requested at the 2018 Annual Meeting, a dumpster will be available at the Timber Valley park on Saturday, July 20th and Sunday, July 21st, 2019. A concern has been raised, however, about the amount of trash which often ends up outside the dumpster. In the past, several homeowners have taken it upon themselves to remove the excess trash. Please be diligent to make sure trash is placed in the dumpster because a repeat experience will cause this service to be discontinued. Thank-you in advance for your cooperation!

Rip-Rap Update

On May 8th, 2019 Ian Slatter spoke before the Board of Stormwater Management in an attempt to secure more funding for the rip-rap project.

Unfortunately, earlier this year, the 3-person Board of Public Works and Safety (BPWS) refused by a 2 to 1 vote to grant the TVHOA an exemption to use the street for the temporary placement of rock. Under the current city ordinances placing anything on the street is prohibited though the BPWS can grant exceptions. The concerns cited were damage to the street and traffic hazards. Our answer was that we would place plywood on the street and use orange cones around the rock, which would only be on the street during the day. The alternative suggested by the BPWS was to use our common areas by the ponds as the staging point for the rock.

Rather than have access points between homes to shorten the distance, a contractor would have to travel all the way around the ponds for each load. Due to the extra time required, the average increase in bid prices was around \$50,000.

Understandably, the Board of Stormwater Management was reluctant to grant the additional funds and denied our request though they remain committed to finding a solution for Timber Valley. The head of the Stormwater board visited Timber Valley and agrees that the erosion around the ponds needs to be addressed.

Due to the unreasonable expectation that Timber Valley homeowners could be asked to significantly contribute towards the additional \$50,000, and the fact that that a perfectly reasonable alternative already exists to avoid this unnecessary expense, Ian Slatter spoke before the Greenwood Common Council (GCC) also on May 8th and asked the GCC to intervene.

President of the GCC Mike Campbell agreed to look into our situation and council members Bob Dine and David Lekse expressed their support for the TVHOA position.

We remain hopeful that a cost-effective resolution will be found and that the rip-rap project will be completed for the originally agreed amount, which is \$40,000 from the TVHOA and \$30,000 from the City of Greenwood.

Landscaping

Thank-you to the overwhelming majority of homeowners who are taking care of their properties and enhancing curb-appeal, it makes a big difference to the look of the community and ultimately property values. Our landscaping standards were changed in 2015 and are not overly strict but they do require homeowners to have some landscaping (bushes and shrubs). For details, or if you are unsure of what is necessary, please contact Megan.

Lawns

We also encourage all homeowners to treat their lawns. There are many products which both control weeds and fertilize grass. A well-kept lawn is very noticeable and creates a good impression.

House Numbers

With the passing years, address numbers on mailboxes and several homes have become faded or are now missing. In the event of an emergency this could make it difficult for first responders to find your home. The missing or unreadable numbers could also delay package deliveries or cause them to be dropped at the wrong house. This would be a great time to take a look at your home and see if your house numbers need attention.

Painting Trim

Recent inspections have shown that many homeowners are in need of painting their trim. Chipped and worn paint can significantly detract from a property. We hope homeowners will take advantage of the spring weather to address this situation. While the board is reluctant to take aggressive steps, because it should be unnecessary, we are willing to enforce the covenant up to and including hiring a contractor to do the work. The cost would then be charged to the homeowner.

Timber Valley Park

Towards the end of April this year, the board received some notes regarding teenagers misbehaving at the park. This has been a recurring problem.

Of course, we do have the option of removing non-resident teens but that option requires homeowner participation in order to monitor the park. Monitors would simply be present at the park but if they felt a situation was developing which warranted contacting the Greenwood Police Department then they would be in the best position to make that call. If you are interested in being a park monitor, please contact Megan.

The board is also willing to consider hiring a security service, if there are insufficient volunteers, or if the teens behavior does not dramatically improve.

Easter Egg Hunt

On Saturday, April 13th Timber Valley hosted its annual Easter Egg Hunt at the park! It's an event that seems to grow every year. We had a great turn out! We had many youngsters present to hunt for eggs, meet the Easter Bunny, and enjoy a beautiful morning in the park! Thanks again to Kim Walters and all the other contributors for volunteering their time to make this event a success once again! We look forward to next year!

Basketball Court

The basketball court is showing its age and needs to be repaired. The board views the court as an asset even though it does tend to attract non-residents. We believe keeping the court for the benefit of Timber Valley residents is the wisest course of action.

Delinquencies

Thank you to every homeowner who paid their dues on time. Unfortunately, any late or delinquent accounts will be turned over to our attorney on May 31st, 2019.

To avoid legal fees, please contact Megan Judson at 317-535-0441 or via email hoatimbervalley@gmail.com

Advertising

If you would like to advertise in the newsletter, or the Timber Valley website, please contact Megan. Ads are free for Timber Valley homeowners.

Disclaimer – the Timber Valley Homeowners Association (TVHOA) does not endorse the products or services of advertisers.

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May 2019