

TIMBER VALLEY HOA NEWSLETTER

Rental Restriction Amendment - Approved

Since it was proposed 18 months ago, the Rental Restriction Amendment (RRA) has now received the required 51% (or 136) homeowner signatures to go into effect. The final verified totals were 140 in favor and 39 against. The overwhelming majority of no votes were from rental companies.

Now that RRA has been passed and been submitted to Johnson County every owner who has tenants must provide a copy of their rental contract to the board. The deadline for receiving contracts is September 30th, 2019 at 5:00pm. Any owner who fails to provide a contract by this deadline is potentially forfeiting their ability to rent their property.

The RRA does allow current leases to be fulfilled, however. Once a lease is fulfilled (the existing tenant may renew) then the property will become subject to the 10% rental cap (or 26 homes).

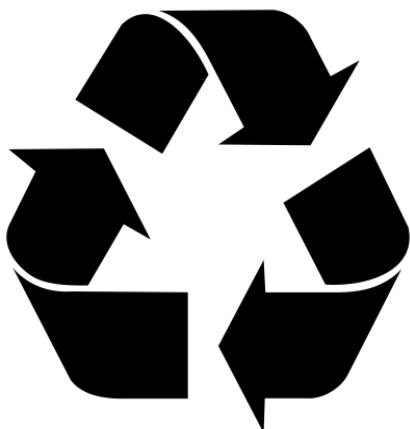
As a reminder – homeowners who have been owner-occupiers for 5 years are not subject to the 10% cap and may rent their homes.

The board is hopeful the RRA will work as intended which should mean that over the next few years we will see a dramatic decline in the number of rental properties.

For owners who rent their properties, please provide a copy of your current rental contract to:

Megan Judson
Personal Touch Management
Timber Valley Homeowners Association
P.O. Box 1053
Greenwood, Indiana 46142
Email: hoatimbervalley@gmail.com
Phone: 317 535 0441

Please turnover



Recycle with Michael

We now have a website for you to go to! You can drop off grocery/produce bags at 3275 Hurst St. still, but you can sign-up at any time for pick-up at 3275recyclerhs.wixsite.com/recycler or use the e-mail 3275recyclerhs@gmail.com.

Pick-Up Times All Week:

5:00PM-6:00PM

6:45PM-8:00PM

ALL SERVICES ARE FREE!

\$=0.00

Budget - 2020

The proposed 2020 budget is enclosed. Due to our strong financial position the board is not recommending any changes. Dues are maintained at \$230 per year and payable on January 1, 2020.

The main reason for the favorable financials is our continued success in receiving payments from delinquent accounts. The board fully intends to pursue delinquent accounts throughout 2020 but the additional revenue we have recently received will not continue simply because there are now relatively few delinquent accounts to be brought current.

A suggested project for 2020 is renovating the main entrance sign, which is showing signs of rust, and improving the main entrance landscaping. The board encourages feedback regarding this suggested improvement, or any other idea, to help make Timber Valley a better community.

Personal Touch Management

The board has approved an extension of the management contract for PTM until December 31st 2020. We have been satisfied with the services provided by PTM and look forward to a successful 2020.

Erosion Control of Pond Banks

It has been challenging to work with the City of Greenwood regarding the preservation of the banks of our retention ponds. The city, unfortunately, refused to change their minds regarding the dumping of rip-rap on the city streets. This caused two companies to refuse to bid for our project due to the increase in difficulty of the work if they were unable to use the street.

The city demanded that all the rock be dumped in our grass common areas by the ponds and then transported all the way around the ponds. Only one other company was willing to bid and the price was unreasonably high due to the extra time and difficulty.

The city then pointed the board to a new product they began testing in June of this year. It is called Flexamat and can be found at www.flexamat.com. The product will do the job of securing the banks and is similar to rip-rap. The price is supposed to be comparable to rip-rap but initial quotes have been very expensive. The advantage from the city's perspective is that Flexamat can be driven right up to the ponds and consequently the city streets would not be used.

The main difference between Flexamat and rip-rap is that grass can grow through Flexamat and the product can eventually be mowed over. The idea is for the grass to completely obscure the mat above the normal water line, which typically takes about two years. The bumps of the Flexamat below the typical water line would be visible when the water level is lower.

We encourage feedback regarding this product. In the meantime, the board will continue to work with the city and contractors in order to find a cost-effective solution for our erosion problem.

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.



FROM: CHARLTON CONSULTING, LLC

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MEMBERS ONLY**

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Annual Meeting

Enclosed in this mailing is information regarding the Timber Valley Annual Meeting which will be held at the Timber Valley park on Saturday, September 7th, 2019 at 1:00pm.

The main purpose of this meeting is to elect a board of directors.

There are 5 positions available and the terms are for one year.

The declared candidates are: Anthony Clarke, Ian Slatter, and Autumn Wagner

Each candidate listed served on the board last year and would like to continuing serving for another year. We believe we have made great strides in improving Timber Valley during 2019 and would like to continue the progress throughout 2020.

Since we need at least 27 homeowners (10%) to participate in the annual meeting, if you are not able to attend in person, please return the proxy form.

Returning the enclosed proxy form counts towards the 27 homeowners necessary for a quorum which allows the Timber Valley Homeowners Association to hold an election.

Thank-you!

August 2019

