

TIMBER VALLEY HOA NEWSLETTER

Rental Restriction Amendment

As of November 30, 2019, we have received 27 leases from rental property owners. This means we have reached the 10% cap for rental properties.

Based on a review of our records it was determined there are likely 42 rental properties in Timber Valley. We made this determination by comparing addresses as well as using our historical knowledge.

Therefore, it is very likely that around 15 owners of rental properties failed to meet the deadline and consequently will NOT be grand-fathered into the Rental Restriction Amendment (RRA).

The board recognizes the potential disruption to renters, and we will make every effort to be accommodating, but the purpose of the RRA is to reduce the number of rentals in Timber Valley.

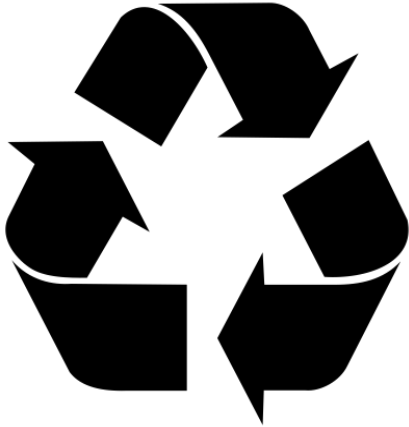
Legal action is always the last resort, but the board is committed to carrying out the wishes of the expressed majority of Timber Valley homeowners.

Now that the legally provided opportunity to be included in the RRA has passed, we will take the necessary measures to decrease the number of rental properties to the 10% cap.

If you have any questions, please contact:

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Personal Touch Management
Timber Valley Homeowners Association
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Greenwood, Indiana 46142
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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!

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Covenant Enforcement

Throughout 2019 we took action to enforce the landscaping amendment as well as notifying homeowners who have a build-up of algae and dirt on the side of their homes. These efforts continue and we are thankful that many homeowners responded positively to our requests.

Based on homeowner feedback, the board will continue to enforce our covenant since the main purpose of a homeowners' association is for the community to be able to hold everyone to the same standard of property maintenance.

Unfortunately, several homeowners have not taken the necessary steps and the board has reluctantly initiated legal action to correct the violations.

In order to streamline the process and enable homeowners to improve their properties the board has decided to partner with local contractors who will know what work needs to be done.

We hope this will help by providing homeowners with a quick and easy way to correct the violations.

Please contact Megan if you are interested in this service.

Miscellaneous

Rip-Rap --- The board continues to work with the City of Greenwood regarding our public-private rip-rap project. Excellent progress has been made and we are hopeful our negotiations will result in a successful conclusion.

Basketball --- The basketball court was repaired and re-surfaced. A concrete mix was used to fill in the cracks and a surface finish was applied. The court, with normal wear and tear, should remain in good shape for about 7-10 years.

Dumpster --- Due to trash being placed around the dumpster this past summer, the board has decided to discontinue the dumpster service. Fortunately, the City of Greenwood has a heavy trash day which occurs on the Tuesday of the last full week of each month.

Annual Dues --- Sadly, every year, the board takes legal action against the relatively small number of homeowners who do not pay their dues on time. This should not be necessary. Please contact Megan if you believe you will have any difficulty paying your dues because we would much rather work with you as opposed to sending delinquent accounts to our attorney. Also, there is an option on the Timber Valley website – www.hoatimbervalley.com - to pay dues on-line.

Community Maintenance --- We are in the process of choosing a landscaping and pond company for 2020 and hope to make a decision by the end of 2019. The landscaping companies have also been asked to provide a quote for refreshing the mulch in the playgrounds.

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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MEMBERS ONLY

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Annual Meeting 2019

The Timber Valley Annual Meeting was held at the Timber Valley park on Saturday, September 7th, 2019 at 1:00pm.

Unfortunately, quorum (10% or 27 homeowners) was not achieved which means no election occurred. Therefore, the existing board will continue until the next annual meeting. Due to the resignations of Paul Cook and Alex Venne, who we thank for their service, the board for 2020 is:

Ian Slatter: President, Anthony Clarke: Treasurer, and Autumn Wagner: Secretary

Homeowners discussed various subjects at the annual meeting which included the RRA, the rip-rap project, the budget, covenant enforcement, and the ponds.

The Annual Meeting minutes for 2019 are available on the Timber Valley website.

Thank-you to everyone who makes Timber Valley an excellent place to live. We look forward to a successful and productive 2020!

December 2019

