

# TIMBER VALLEY HOA NEWSLETTER

## Rental Restriction Amendment (RRA)

We need your help to pass the RRA!

As more people learn about the RRA, the more support it receives. Also, every current board member and 4 previous board members have voted Yes!

Passing the RRA will prevent rental companies from expanding in Timber Valley but it also provides a lot of flexibility for homeowners who would like to rent their properties.

Preventing the expansion of rentals is very important because if we do not act then there is a real possibility we will not be able to control the direction of our community.

Nearby community Southern Pines already has a rental restriction policy and the Village Pines is pursuing one.

It is the opinion of the Timber Valley board that we do not want to be the only local community without an RRA.

If you have not already done so, please return your ballot today!

If you received a RRA ballot in this mailing it means we have not heard from you.

## Rip-Rapping Retention Ponds

The board approached the City of Greenwood to pursue a public-private partnership to help defray the cost of this project.

On November 14, 2018, Ian Slatter spoke before the stormwater board and argued that stormwater runoff is the main contributor to the erosion of the banks of the retention ponds. Since Timber Valley homeowners pay a stormwater fee then we should receive funds to mitigate the damages. It was agreed to provide the Timber Valley HOA with \$30,000 to help pay for rip-rapping the ponds.

Needless to say, we are very pleased with this outcome. The goal is to rip-rap both retention ponds in 2019.

The board has solicited bids for this project and we are waiting for the formal agreement from the City of Greenwood.

### Landscaping and Pond Contracts

The board has signed contracts with Brightview Landscapes and Leistner Aquatic Services for our landscaping and pond needs for 2019.

The board encourages homeowners to contact Megan Judson if there are any problems with the landscaping or ponds and we will endeavor to address those concerns in a timely fashion.

### Annual Dues:

The board encourages all homeowners to pay their dues on-time.

Dues are \$230 annually. The funds are primarily used for landscaping and community improvements.

As a reminder, January 1, 2019 is when the payment should be received and a late fee of \$70 will be assessed on February 1, 2019 for unpaid accounts.

The payment information is included in this mailing. If you have any questions or concerns about your annual dues please contact Megan Judson at [hoatimbervalley@gmail.com](mailto:hoatimbervalley@gmail.com).

### Looking Ahead

As we approach 2019, the board is considering other improvements to Timber Valley. For example, the basketball court has developed widening cracks and would benefit from being resurfaced, the website could be up-graded, adding trees would help the aesthetic of the north pond, and the front entrance sign could be improved. However, we would like to know what you would like to see in 2019. Please contact Megan for any feedback regarding community improvements.

Also, we still have a vacancy on the board. If you would like to serve, please contact Megan. We are looking forward to a successful and productive 2019!

December 2018

# Parking Guidelines

Last month, the Timber Valley Board of Directors discussed the parking situation in the Timber Valley Newsletter. We also invited feedback regarding parking because the goal is to find a workable solution which benefits everyone.

To that end, here is a reminder of the parking policy as found in our covenant.

“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.

Our covenant is clear -- no street parking is allowed except on a temporary and non-recurring basis. This approach helps keep streets clear and accommodates visitors for events hosted by homeowners.

Based on feedback, and the board's own observations, it is clear some residents may need to use the street. Therefore, we are asking residents who believe they have no other option than to use the street to follow these guidelines, which closely follow the City of Greenwood parking ordinances, to help maintain the safety of our neighborhood.

1. Please do not park within 30 ft of any intersection. This allows safe traffic flow for vehicles making turns especially our school buses.
2. Please do not park within 10' on either side of a fire hydrant to allow safety vehicle access in the event of a fire in the neighborhood.
3. Please do not park near mailboxes to allow safe and efficient access for our mail carriers.
4. Please do not block the access of any driveway and if parking close to a neighbor's drive use reasonable care to ensure they can still safely turn into their driveway.
5. Please park as close to the curb as possible.

Vehicles not following these guidelines will be subject to enforcement action. Written warnings will be given initially but, while we do not seek to tow vehicles, we ultimately reserve the right to tow vehicles at the vehicle owner's expense.

If you have any questions about the parking guidelines, please contact Megan Judson at [hoatimbervalley@gmail.com](mailto:hoatimbervalley@gmail.com).

Regards,

Timber Valley Board of Directors

