

TIMBER VALLEY HOA NEWSLETTER

Going Digital

After reviewing the HOA expenses, it was determined the HOA could save around \$1,000 per year by switching to digital delivery for all communications. So far, we have the email addresses for 163 homeowners, but in order to make the switch to digital we will need an email address for every homeowner.

Therefore, a new by-law has been passed which says:

“Each homeowner is required to provide an email address to the Timber Valley HOA in order to receive communications from the Timber Valley HOA. It is also the responsibility of the homeowner to update their email address as needed.”

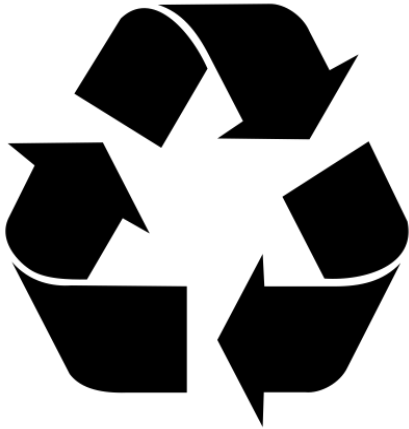
The new by-law goes into effect immediately with the first all-digital communication scheduled to be the notice for the 2020 annual meeting. The board also plans to send the annual dues notices electronically.

The board recognizes there may be homeowners who still wish to receive a paper copy, especially of the annual dues. If you desire to receive paper copies, please contact Megan Judson.

It should also be noted that the list of email addresses will be kept private and only used for HOA communications.

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

Architectural Control Committee – Proposed Changes

The main task of the HOA is to maintain property values. To that end, the board is proposing a clarification to our architectural policies. Our covenant prescribes certain architectural standards but is essentially silent on color schemes of homes.

Therefore, we are proposing adding guidance for homeowners. For example, trim, garage doors, and siding should be neutral (i.e. white, tan, cream, or grey). Shutters and front doors can be a wide range of accent colors (for example - blue, black, burgundy, red, and green).

Please note that the examples of colors are simply for general guidance. The board wants to be flexible and will consider any ACC application for color scheme changes.

Also, the board has no plans to force any homeowner to change their current color scheme until a change of ownership occurs. The only exception would be if paint repairs are required then it would need to meet the new architectural standard.

We plan to finalize these changes over the next few months and would like your feedback.

Miscellaneous

Rip-Rap --- The project is moving forward and we are hopeful we will be able to successfully conclude negotiations with the City of Greenwood within the next several months.

Geese --- Due to the success of the Geese Police, we have continued their service through 2020. As a reminder, please to do feed the geese or other wild fowl.

Fence --- the fence which runs the length of the westside of Timber Valley is in need of repair. We have a quote to make necessary repairs this year and plan to repaint the fence in the relatively near future.

Annual Dues --- Unfortunately, every year, several homeowners do not pay their annual dues on time. ***Especially during this challenging time***, we are willing to work with homeowners in genuine need, or who have special circumstances. We want to avoid sending delinquent accounts to our attorney for collection because the substantial legal fees are borne by the delinquent homeowner. Please contact us and hopefully these legal fees can be avoided.

Rental Restriction Amendment (RRA) --- We are currently over the cap of 10%. Our current reported number of rentals is 34 and we have one property currently on the waiting list. There are 5 properties we suspect are rentals, but whose owners have not responded to our requests for information. We are taking the necessary steps to obtain this information.

Playground Mulch – the playground will receive new mulch this year.

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

FREE CONSULTATION

**PROMO VALID FOR TIMBER VALLEY HOA
MEMBERS ONLY**

Charlton Consulting, LLC is your best option for all small business needs from content writing to website design and so much more. Request your **FREE CONSULTATION** today at www.charltonconsulting.org

Spring is here! ---- Help Available

Hopefully, by the late spring and summer we will return to normal and the COVID-19 virus will be under control. We hope everyone stays safe.

To that end – please contact Megan if you have an immediate need, or if you are available to help anyone in Timber Valley who may need assistance.

Also, with changing schedules perhaps this will be an excellent time to tackle the curbside appeal of your property. Over the years the appearance of Timber Valley has improved and the board is committed to continuing this progress.

We encourage all homeowners to treat their lawns for weeds. This goes a long way to improving a property.

We also hope homeowners, who have been previously notified of algae on their siding, or the need to paint their trim, will complete these tasks as soon as reasonably possible.

As always, Megan Judson will be able to help if a contractor is needed for any of these projects.

March 2020

UNANIMOUS WRITTEN CONSENT TO RESOLUTIONS
BY THE BOARD OF DIRECTORS OF
TIMBER VALLEY HOMEOWNERS' ASSOCIATION, INC.

The undersigned, being all of the Directors of Timber Valley Homeowners' Association, Inc. ("Corporation"), do hereby authorize and take the following corporate actions:

WHEREAS, paper mailings are a cost to the Timber Valley HOA; and

WHEREAS, these costs can be significantly reduced by communicating with homeowners electronically.

NOW, THEREFORE, the following resolution is unanimously adopted:

RESOLVED that Article X of the By-Laws of the Corporation be adopted as follows:

Email Addressees

"Each homeowner is required to provide an email address to the Timber Valley HOA in order to receive communications from the Timber Valley HOA. It is also the responsibility of the homeowner to update their email address as needed."

This written authorization shall be filed with the Secretary of the Corporation for insertion in the corporate minute book.