



Newsletter

September 2005

Welcome All New Residents!

A warm welcome to all the new residents of Timber Pond III! We're glad you have joined the neighborhood!

Our Newsletter

Our goal is to proactively and positively communicate with the Timber Pond III residents and to gain community-wide Deed Restriction compliance versus waiting for Deed Restriction violations. One of the newsletter's goals is to focus on pride of home ownership and that a certain level of home maintenance is required per the Deed Restrictions.

Tell us what you think!

What other topics would you like to see in future editions of this newsletter? Please share your feedback and tell us (www.timberpond3.com/contact.html) what you'd like to see covered in the next edition!



Hello from Your Architectural Committee!

Who is the Architectural Committee? The Architectural Committee is comprised of volunteer Timber Pond III residents whose charter is to help the Timber Pond III Board of Directors oversee improvements and general property maintenance throughout our community. The Timber Pond III Deed Restrictions serve as the governing document for this committee.

HOA Mission



The goals of the Timber Pond III Homeowner's Association are to build a better community through positive events, and experiences; to foster a climate of communication and interaction between homeowners; and to maintain community values by encouraging compliance with the Deed Restrictions.

Architectural Committee's Objective

Because Timber Pond III is a deed restricted community, the primary objective of the Architectural Committee is to help the Timber Pond III Board of Directors ensure that all homeowners in the community adhere to the deed restrictions, which preserve each homeowner's property value. We also want to work with the community to make Timber Pond III a better place to live. For specific information about the Architectural Committee's roles and responsibilities, please go to the Timber Pond III web site: www.timberpond3.com.

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Do You Have a Business? Advertise With Us!

This newsletter will be published quarterly in the months of September, December, March and June. It reaches an audience of at least 140 families.

To help defray the newsletter's publishing costs, Timber Pond III residents and other local businesses can purchase advertising space. The space will be the size of a typical business card [3½" (long) x 2" (wide)]. The business information will be distributed with the newsletter on a

separate 8½ x 11 insert that can be saved for future reference. In addition to the insert, your information will also appear on the Timber Pond III website.

The flat fees for one advertising space are

- \$40 for one year (four published newsletters) or,
- \$10 for one newsletter.

The first advertising insert will appear in the December newsletter.

All businesses will receive a copy of the insert and a receipt upon payment.

If you would like to advertise your business and services in our Timber Pond III newsletter insert, please contact **Valerie Norstrom** at **569-7747**. Otherwise, please contact the Architectural Committee at the Timber Pond III website (www.timberpond3.com/contact.html). We are happy to work with you and promote your business to all of our neighbors!

From the Social Committee...Spring Fling Report

This years "Spring Fling" picnic was a huge success thanks to all who attended and all who helped make it happen. A huge thanks to Rob Ecker and **Cheddar's Restaurant** for the gift certificate donation for our door prize raffle and to everyone who helped by donating their time, talents, and resources. The day would not have been the same without you.

The picnic offered an outstanding array of food from juicy hamburgers to homemade cakes and treats. Even the neighborhood postman

stopped for a minute to eat and visit. Games like water balloon toss, three-legged race, and cake eating contests were the fun of the day and were enjoyed by all who participated and cheered from the sidelines. Check out the Timber Pond III website for photos.

In addition to the food and fun, we had a suggestion box for neighborhood improvements—the majority of the requests were for a neighborhood park. Sign-up sheets for an annual garage sale day and a neighborhood cleanup day were

also available. Since several families indicated they wanted to be involved in these type of events, we will announce the dates at our next HOA meeting in addition to the next annual Spring Fling date.

If you would like to add your input to the suggestion box or would like to get involved in any of our upcoming events, please contact **Amy Krueger, Social Committee Chair** at **643-7786**.

Thank you!

Annual Holiday Decorating Contest



Are you ready for Timber Pond III's annual holiday decorating contest?

This is the fourth year that homeowners of Timber Pond III have a chance to win a **\$50 gift certificate** to a popular local restaurant. To participate in the contest, dust off your lights, reindeer, and other holiday gear and decorate your home and property for the Holiday Season. Judging by the Board and Architectural Committee will be the weekend prior to Christmas, **December 17th & 18th**.

Happy Decorating!

Featured Deed Restrictions

As residents of our neighborhood, it is our responsibility to ensure the preservation of our community by conforming to the rules and regulations in the Deed Restrictions.

When the Architectural Committee receives a complaint about a specific Deed Restriction violation, the Committee follows its specific process (see www.timberpond3.com for the process document) and writes a letter to the homeowner. Below are some of the common violations.

Article II, Section 6 – Animals

“No animals, livestock, or poultry may be raised, bred, or kept anywhere within the Properties, except that dogs, cats, and other customary household pets may be kept upon any lot so long as (i) they are not kept, bred or maintained for commercial purpose and (ii) they are quartered within the residential dwelling unit on such lot. **Each owner shall have the responsibility to clean up the waste produced by his or her pet immediately,** and any and all

pets shall be properly leashed, caged, or controlled in whatever manner is most practical whether it is located upon or off a Lot, and shall be subject to all applicable local ordinances existing at the time.”

Article VI, Section 1 – Authority (regarding Property Changes or Alterations)

“No dwellings, building, parking cover, shed, structure, fence, out-building, color change, addition, exterior alteration or substantial attachment may be erected, placed, reconstructed, or permitted to remain on any lot unless and until approved by the Architectural Committee. Such approval will not be unreasonably withheld for replacements or reconstructions that conform in design, materials, appearance and quality to that of original work.”

Are you planning to paint your home or change its exterior? If so, please contact the Architectural Committee to ensure the change complies with the Deed

Restrictions.

Please help us keep the property values of Timber Pond III on the rise by adhering to the Deed Restrictions.

Need a copy of the Deed Restrictions?

Download a copy from www.timberpond3.com/deed.html

FREE ONLINE HOME APPRAISAL

Would you like to see how much equity you have in your home? Are you interested in what homes are valued at in our neighborhood? If so, you can get a free appraisal at: <http://www.ditech.com/calculators/appraisal/form.do>

Thank you!

Do-It-Yourself Home Repair Help

Are you a do-it-yourselfer?

If so, here's some helpful web site information regarding home maintenance and repair.

1. <http://web1.msue.msu.edu/msue/imp/mod02/master02.html>

This site features full text articles on topics of home maintenance and repair. It includes information on stain removal, cleaning, minor household fixes, etc.

2. <http://www.soundhome.com/>

A guide to home improvements and construction. It contains in-depth articles on topics related to the building, care, and maintenance of your home from roofs to basements, and everything in between.



Recipe Corner

Shrimp and Pasta

- 1/2 lb (8 oz.) linguini
- 2 cups clean fresh medium shrimp
- 2 cups diced tomatoes, undrained
- 1 cup cream cheese spread
- 3 cups torn cleaned spinach
- 1 cup fresh mushrooms, sliced
- 2 tsp. garlic
- 1 tsp. black pepper
- 1 tsp. Cajun seasoning

Cook linguini according to the package directions. Place the cooked pasta in a large bowl.

Heat large skillet on medium-high heat. Sauté the mushrooms until almost tender. Add the garlic, pepper, and Cajun seasoning. Add the shrimp, tomatoes (with juice) and the cream cheese spread.

Cook and stir 3-4 minutes or until the shrimp are cooked through and the mixture is blended well.

Add the spinach to the pasta and toss lightly. Add the shrimp mixture and toss to coat.

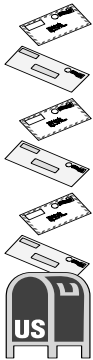
Yield: 4-servings



Contact Us!

Please advertise your business with us (see page 2 for details)!

Would you like to add your feedback or an item of interest to this newsletter?



- **Please send written correspondence to:**
Timber Pond III Homeowners' Association

Attn: Architectural Committee

PO Box 1773

Mango, FL 33550

- **Please send any online content to:** www.timberpond3.com/contact.html

Kid's Corner

Hi Kids!

Hope you had a great summer!

Take a second and find your way through the rainforest and meet its creatures.

