



*Homeowner's Association
Newsletter
February 2016*

President's Corner. A new Board of Directors (BODs) was elected for 2016 and they have been tirelessly working for the Association. By way of introduction, the election brought a new team of volunteers: Dr. Felipe Cuesta – President, Mrs. Amanda Crinigan – Vice President, Mrs. Ashley Gerry – Treasurer, and Mr. Dave Friedman – Secretary. They service at your behest and have accepted the responsibility to be your representatives before the County and State officials. Equally important to this new BOD is the Architectural Committee led by a Chairman – Mr. Phil Ferguson, his assistant – Mr. Larry Spanos, and with the BODs also as members. More volunteers for this very important committee are always welcome. We thank the outgoing BODs for their dedicated service.

Since the elections your representatives have credited themselves with:

- Updated the Web site with current information and is prepared to continue to provide updates with your concurrence and finance support
- Working to implement a new electronic way to make annual dues payments
- Insisted dues remain at current level of \$75 a year
- Implemented new forms of communications to facilitate contacting the BODs and the Architecture Committee Chairman with individual and community concerns, suggestions or comments regarding important topics. We now have an HOA email (Timberpond3@gmail.com), Webpage URL: timberpond3.com, and a FACEBOOK page (Timberpond3).
- Established stricter expenditure controls ensuring your dues pay for street lighting, liability insurance, landscaping, and County obligations with two Director signatures per check
- Increased security awareness and Sheriff patrols to watch over the community

Architectural Committee/Deed Restrictions Perspective.

The Committee is required to do a drive through monthly for inspection of homeowners' property to be kept up in accordance with the restrictions set forth by the HOA By-laws. By direction of the new Board of Directors, the Architectural Committee procedures have been updated and implemented.

While in the winter months, the Committee has been asked to relax the inspections and documentation of violations. Inspections will restart in the spring (15 April) to allow

homeowners an opportunity to clean up their property and surrounding areas. The Architectural Committee has noted dirty driveways, sidewalks, mailboxes, and mold on fences and home siding. Moreover, tree limbs that are dead need to be removed as a safety measure for pedestrians and our neighbors. If you are unable to do this yourself or hire someone, help might be available if the limbs are not too high or there are not large branches. Violation(s) letters will be sent to homeowners in the near future if you, as responsible homeowners, fail to clean up your property areas. Your cooperation is always preferred over exercising deed restriction enforcement.

Tips for the New or Old Homeowner.

- Garbage pickup days – Wednesdays and Saturdays. Wednesday collections take regular waste and recyclables; Saturday collections take regular waste and lawn clipping/yard waste
- After collections, garbage containers should be removed from the curb, in front of the home, and they should be stored in an area away from the front of home, preferably out of view from the road
- Follow county watering day restrictions – two days a week depending on your home number
- Car washing is permitted if you use a control sprayer that stops water from running when not in use
- Modification/planned changes to the exterior of your property must have approval from the Architectural Committee. Getting approval for new/old fences, outbuildings, or painting one's house are examples of potential requests.

Upcoming Events.

The BOD is always looking for good ideas and volunteers to help out. For this coming spring period, suggestions have started to roll in on things to do as a community and many of those things have been successful events in the past. Among the best community choices are: a yard sale, a block party cook-out to get acquainted, an ice cream and dessert social, and a project to help clean-up a needy neighbor's yard. More suggestions for our upcoming spring event are welcomed, so please use the website to submit your ideas.

Dr. Felipe A. Cuesta
President
Timber Pond III Homeowner's Association