

TIMBERGATE HOMEOWNERS' ASSOCIATION, INC.



2014 NEWSLETTER

The following homeowners are now officers of the THOA, Inc. BOD. They were elected at the Annual Meeting, held on June 8, 2014.

Luis Hurtado, Vice President
 Cassandra Freeman, Treasurer
 Edward Chewning, Secretary,
 Linda Mason, Community Liaison (appointed by board)

A board member is volunteers someone has to do the work please understand, we have the best intentions for the neighborhood. A job that receives no pay some members has jobs and others are retired.

Thanks to Marissa Antonetti our Nextdoor Timbergate Lead for setting up our subdivision on Nextdoor. What is Nextdoor? It is the private social network for you, your neighbors and your community. It's the easiest way for you and your neighbors to talk online and make all of your lives better in the real world. And it's free. If you have not received an invite and would like to sign up let us know.

BLOCKING OF PRIVATE PROPERTY WALKWAY

The Association does not have domain over members private property, however the property owner has the right to have a vehicle towed.

Gate remotes-the problem with the gate remotes is only 30 remotes can be programmed in the system. We need to repair at a cost to get our antiquated system updated.

Notes of deed restrictions violations will be sent to homeowners soon to avoid receiving violations the lawn should not be over grown and trees should be trimmed.

If homeowners would like a referral please contact us. We will try to negotiate the best price.

All vehicles must be current with Vehicle Registration if parked on the street.

The grounds maintenance contract renewal between MOJICA LANDSCAPING AND IRRIGATION SERVICE COMPANY AND

THOA, INC. was renewed with no increase in the annual fee.

Waste Management fees increase as of August 2014 the monthly charge is an increase per home from 15.17 to 15.60 per month.

Message from the treasure

The budget shows what each homeowners would pay if 73 homes paid. Because only 65 homeowners paid the year assessment of \$975 is what each homeowner need to pay. This also shows an indication of what will have to take place in 2015. When homeowners don't pay their homeowners association fees, the rest of the neighbors must pick up the slack through higher fees, special assessments, or reduced spending on community upkeep and amenities we have a total of 8 non paying homeowners for 2014.

EACH HOMEOWNER PAY BASE ON BUDGET

	Budget	73	65
Electricity	5800	\$79.45	\$89.23
Landscape/Grounds	12000	\$164.38	\$184.62
Water/120/147	2250	\$30.82	\$34.62
Repairs/Maintenance	8000	\$109.59	\$123.08
Clayton Parks	4000	\$54.79	\$61.54
Telephone	600	\$8.22	\$9.23
Trash	14700	\$201.37	\$226.15
Taxes/Alief/mud	700	\$9.59	\$10.77
Insurance	4800	\$65.75	\$73.85
Uncollected Dues	6800	\$93.15	\$104.62
Professional Fees	1600	\$21.92	\$24.62
Collection expenses	1100	\$15.07	\$16.92
Admin/Supplies	500	\$6.85	\$7.69
Office Supplies	300	\$4.11	\$4.62
	63,150.00	865.07	971.54

For more Financial review visit

<http://timbergatehoa.gmbac.com/home-> Web-site