



Hear it here!

Timber Ridge HOA Newsletter

October 2021

YES! Timber Ridge now has a Newsletter. We will be periodically publishing the Newsletter to keep the Homeowners informed of changes, reminders, invitations, introductions to new neighbors and anything else you may need to know.

The Timber Ridge Board negotiated a new agreement with Comcast for Bulk Cable Services which now includes internet. This agreement will be for five years and will start on January 1, 2022. If you did not receive this notice please notify Vesta, so you can receive future notices.

The current Bulk Cable Services costs each homeowner \$56 per month and is built into the monthly fees of \$110 per month. The current services provided under the current agreement are: 100+ channel and three low-definition analog control boxes for each homeowner. Any cable or internet services in addition to the above are currently invoiced to the homeowner by Comcast.

By adding \$40 to the current \$56 per month Timber Ridge will pay Comcast through the fees \$96 per month for all the new Comcast services under the new agreement. The new and enhanced Bulk Cable Services agreement will provide each homeowner with: 100+ channels of television; the X1 high-definition cable control box and two additional high-definition cable control boxes; and Blast internet services and a Gateway modem. The Blast internet service will provide internet speeds of 200 megabytes per second processing speeds. The majority of homeowners will realize a total overall savings when calculating the total cost of Comcast services. The services provided in the new agreement that are currently paid directly to Comcast by the homeowner will be eliminated from a homeowner's invoice from Comcast once the new agreement takes effect on January 1, 2022.

If a homeowner selects only 100+ channels, high-definition services on three televisions and the Blast internet service, the separate monthly invoice from Comcast to the homeowner will be \$0. No charge for the 100+ TV channels, no charge for the digital control boxes and no charge for the Blast Internet service or the Gateway modem. If additional services are desired from Comcast, those services will be charged to the homeowner's account by Comcast under a separate invoice from Comcast. Comcast will communicate to each homeowner in coordinating this transition.

The delay in starting the new agreement is necessary for Comcast to set up, deliver and communicate these new services to all the homeowners. This will also give the Timber Ridge Board time to calculate the new fees for 2022.

The Timber Ridge Board Meeting is now scheduled for Nov 9th at 6:00pm. The board will review the 2022 budget, nominate a new board member, and open the floor for discussion on the revised Comcast Bulk Services Agreement. The current HOA Board Members are Bob Roessler and Andy Koebel.

There is a new feature on our website tr-hoa.com. A Contact form has been added so you can email your board members if you have a suggestion, question, or to be a volunteer. Get involved with your community.

Many have expressed interest in another neighborhood Garage Sale. We are in need of volunteers. If you are interested in helping organize the garage sale, please go to the website tr-hoa.com and use the contact form to email the board members. The date and time will be announced in the near future.

Gate cameras are in need of a “Gatekeeper”. We need someone who can check the cameras at least once a week to make sure they are functioning normally. Please use the contact form on the website to let the board members know you are interested in being the Gatekeeper.

REMINDERS

Vesta Contact

Our Vesta Property Manager is Victor Cintron. You may contact him at: vcintron@vestapropertyservices.com
Victor will provide gate passes for existing and new homeowners.

Trash & Recycle Pickup

Our yard waste and recycle days are Thursday and trash pickup is on Friday. If there is a holiday the regularly scheduled day is moved to the next day. For more information or to view the holiday schedule go to the Lee County website: <https://www.leegov.com/solidwaste/holidays>

Car Parking

Overnight parking in the street is not permitted. No motor homes, trailers, recreational vehicles, boats, motorcycles, trucks and vans or trucks used for commercial purposes are permitted to be parked, placed or stored in driveways or on any portion of Timber Ridge property.

ARC Requests

All requests for changes outside the home are to be requested prior to having work performed. Routine maintenance such as cleaning or replacing screens does not require approval. The ARC form can be found on the website tr-hoa.com and should be sent to vcintron@vestapropertyservices.com with any required documentation. Vesta will notify you of the ARC’s decision.

Weeds etc.

Do you have weeds? If so, then so will your neighbors. Most weeds are full of seeds. For example, the Sedge Grass has a white flower on top. That white flower can contain up to 50 or more seeds, when mowed or when the wind blows it spreads the Sedge Grass into your lawn and other adjoining lawns. Cooler weather is a good time to consider treating your yard for these types of nuisance weeds.

Dog what?

Just a friendly reminder to be kind to your neighbors and pick up after your dog. If your dog poops and nobody is watching, you still need to pick it up. It’s the right thing to do.

Timber Ridge Board Members