

Timbcrest HOA llc,
Po Box 88261
Houston, Tx 77288

TIMBERCREST HOA NEWS

Newsletter from your Board of Directors

EXTRA EXTRA READ ALL ABOUT IT:

HOA Meetings will now be on Zoom, except the Annual Meeting when we vote for New Directors!!!

The next Meeting is scheduled for June 13, 2024 6:00pm to 7:30pm

Zoom Link: <https://us02web.zoom.us/j/84310557792?pwd=OWZySGVBWBTdUVVHZLRjkzSFovUkdtdz09>

Dial In: 346-248-7799

Architectural Control Committee - ACC Committee is now active!

HOA Dues come with a 15% late fee - please call for payment plan

Votes are In: Airbnb and Security!

Yard of the Month Recognized!

Preserving the Lot Size Character of your Block - Please Review & Sign

Agenda Items to Discuss at Our Next HOA Meeting:

TIMBERCREST HOA NEWS

Newsletter from your Board of Directors

HOA Dues and Notes



The Board is happy to report that nearly 50% of the members have paid! The Board thanks you! **A payment plan** has been established as outlined in the NEW governing documents, which allows for up to 18 months to settle your balance through monthly installments. Also, Mrs. Jae Frazier who lives on Binz is willing to help anyone in the community who needs **financial assistance** to apply to organizations like serjobs.org with HOA fees. She can be contacted at 281-787-4361 or email her at jae1974@comcast.net. We will also look into other organizations that can assist and post them on the website. For more information contact us at board@timbercresthoa.org.

There have also been misleading emails circulating about foreclosure threats from the Board concerning unpaid dues. Please be assured that the foreclosure language originates from the original February 2003 DCCR document. Historically, the board has NEVER pursued foreclosure actions, nor is it foreseeable with the current board. However, there are other actions permitted by the DCCR to ensure compliance especially when some elect not to pay when they have the means. It's simply not fair to those who have paid. The board has offered several options for anyone needing assistance. Your cooperation in complying with the covenants (DCCR) is crucial in maintaining the integrity of our community.

What's the Purpose of a HOA?



Reflecting on our community's history, we honor the 100+ homeowners who initiated the petition to establish our Homeowners' Association (HOA) on November 15, 1974, some of whose families continue to reside here today. Let's *come together* to protect and uphold the values of our community, paving the way for a lasting legacy that future generations can appreciate and enjoy.

Our HOA plays an integral role in maintaining the essence of our neighborhood by guiding rather than policing, ensuring the preservation of home values and upholding community standards. The goal is to enhance aesthetics by preventing unauthorized alteration or other prohibited uses that could diminish the appeal of our community, thus affecting property values. These guidelines pave the way for a high quality of life and a harmonious environment that all residents can enjoy.

As responsible homeowners, it is our duty to uphold the legacy of our community by taking care of our properties, prioritizing security, and looking after common areas such as our iconic pillars.

In addition, there are formalized processes provided by the HOA to facilitate the resolution of conflicts between neighbors or the Board in order to promote peaceful and respectful relationships within the community.

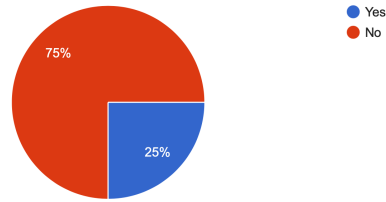
Your Board has Been Busy!

In an effort to enhance our community at Timbercrest, the Board has been hard at work implementing various improvements and initiatives for the benefit of all residents. One significant area of focus has been addressing concerns regarding Airbnb activities and security within our community.

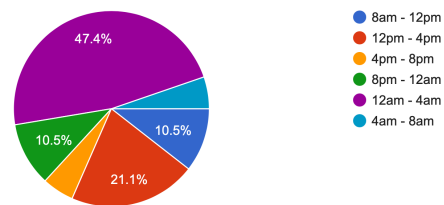
Based on recent survey results where 75% of our community respondents expressed their disapproval of Airbnb activities and over 47% highlighted the need for enhanced security during late hours (12 AM to 4 AM). The Board has listened to our homeowners and is taking proactive steps. We will be moving forward with the implementation of increased security measures and will be seeking signatures to support the implementation of fines for those who violate the rules by engaging in Airbnb activities within our community. Additionally, the Board has made strides in improving overall community management by transitioning to **Buidium**, a convenient online platform that allows for streamlined communication, access to important information, and online payment options. Available within the next 30 days.

Continued...

Are you OK with having Airbnb's in your community?
20 responses



What time would you prefer to have security patrol your community?
19 responses



We have also ***paid the attorney to assist*** in getting our business in order, which was echoed by the judge in the Timbercrest lawsuit. As a result, the recording and achievement of the ***management certificate*** ensures our standing as a fully-fledged homeowners association, benefiting both current and future residents. We have ***established and recorded the new bylaws, payment plans, and policies for records*** retention to ensure transparency and organization within the community. The ***introduction of an architectural committee, yard of the month signs***, and awaiting authorization to order ***new pillar signs*** are aimed at enhancing the visual appeal of Timbercrest. ***Reduced cost of annual postal service.*** We've also ***established a website*** at timbercesthoa.org and ***email address***. We are also ***current with franchise taxes*** and a legitimate non profit business.

Moving forward, we are in the process of ***formalizing banking records*** in system, ***submitting 2023, 2022, 2021 taxes, reviewing landscaping and pressure washing bids, scheduling security patrols, and addressing community feedback.*** We wish to continue evolving and enhancing the living experience at Timbercrest. Feel free to send any all ideas and comments to the boards email.

The Timbercrest now has an Architectural Control Committee (ACC)!

Our committee is made up of Ada Guyton-Bolden who grew up in the community, Frances Patton whose retired, and Angel Latchley who has a degree in design! They have been diligently working to update the deed restrictions that have not been updated since 2001. Homeowners are encouraged to contact the ACC at ACC@timbercresthoa.org for any exterior home projects. This may include painting, building a privacy fence, garage removal, roof changes, and more. Cooperation with the ACC ensures a harmonious neighborhood environment while upholding property values and community standards. By following the guidelines and notifying the committee of any modifications, residents contribute to the collective well-being of the Timbercrest community.

Seeking Members to serve:

Committee Positions Available:

Security, Beautification, Caring for our Elderly

Yard of the Month!

April 2024



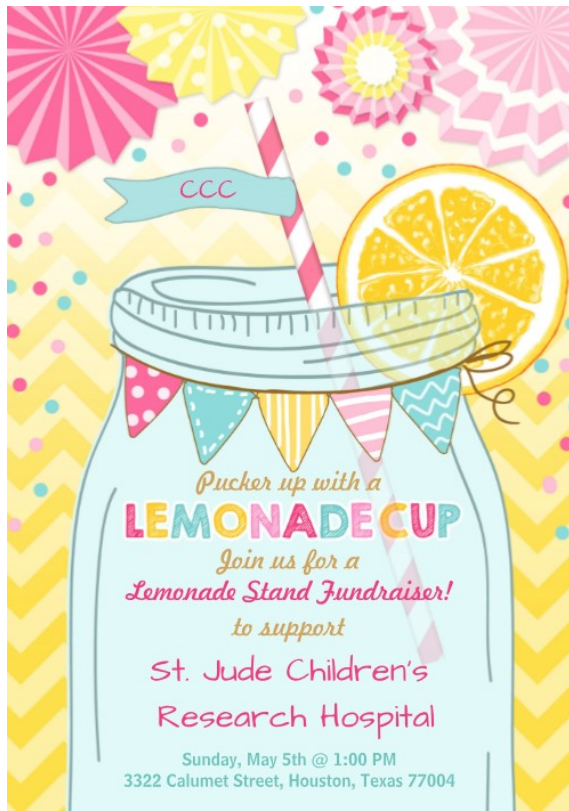
Please be sure to wave, honk and congratulate your neighbor for doing such a great job on there yard! It's a great reflection of what's possible in the community.

Recognizing Yard of the Month fosters community pride and inspires others to beautify their homes. Weed and feed your lawns to maintain a vibrant and welcoming neighborhood. It's Spring time! Enhance your curb appeal with flowers and tidy landscaping to create a visually appealing and cohesive community. Let's work together to make our neighborhood shine!

The ACC has established Yard of The Month guidelines: Homeowners interested in participating in the program can visit the website for details.

The program evaluates properties based on exterior appearance, maintenance, and creativity in decorations. Monthly awards include landscaping recognition from April to September, Halloween decorations in October, and Christmas decorations in December. Winners must meet eligibility criteria and maintain their yard standards.

Community Events:



Communication:

Address for Timbercrest:

**PO Box 88261,
Houston, Tx 77288**

Communicating with our Board is easy:

Board@TimbercrestHOA.org

Agenda Items to Discuss at Our Next HOA Meeting:

1. Proposed Changes to Deed Restrictions: Pavers, No pea gravel, fence height from 7 to 8ft.
2. New Policy and Guidelines
3. Political and Flag Policy
4. Pool Maintenance Requirements of Members
5. ACC Application
6. Agreement with Homeowners and the Pillars in the Neighborhood
7. Update on Applications submitted to the Planning and Development Department

Preserving the Lot Size Character of your Block - Please Review & Sign:

We have made in our efforts to protect our neighborhood from unwanted developments. Two applications have already been submitted to the Planning and Development Department at the City of Houston to address the properties on Prospect Street east of Sampson and west of Burkett. However, we are still in need of several signatures to cover the remaining properties in our neighborhood.

We require three signatures for the properties east of Burkett up to Prospect Street, and five more signatures on Burkett. Additionally, we need 19 signatures for the properties on the Northside of Binz Street. Your support in this petition will help prevent developers from building townhomes in our neighborhood and will help maintain property values and overall character of the neighborhood.

We have included a copy for your original signature. It can either be mailed or dropped off in the mailbox at 3321 Prospect. Please express your support for our neighborhood's preservation. There is already a home in the neighboring that is turning a single family into a triplex. There is no HOA there.

Thank you for being a part of our community and for working together to protect our Timbercrest neighborhood.

Special Minimum Lot Size Block (SMLSB) Application



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Evidence of Support for a Special Minimum Lot Size Block

Below are signatures of property owners within the proposed Special Minimum Lot Size Block boundary who support the request to preserve the character of the existing lot sizes and the creation of a Special Minimum Lot Size Block for the following area: (Example: "North and south side of Winter Lane between Spring Avenue and Summer Avenue" or "Block 15, Lots 1-5, in Four Seasons Subdivision")

By signing this evidence of support, I hereby represent:

- (1) That I am the lot owner or representative of the property listed with my signature, and
- (2) I support the petition to create a Special Minimum Lot Size Block.

Property Owner (Please Print Name):	Address:	
Signature: X	Date:	Telephone:
Property Owner (Please Print Name):	Address:	
Signature: X	Date:	Telephone:
Property Owner (Please Print Name):	Address:	
Signature: X	Date:	Telephone:
Property Owner (Please Print Name):	Address:	
Signature: X	Date:	Telephone:
Property Owner (Please Print Name):	Address:	
Signature: X	Date:	Telephone:

For any questions on the Special Minimum Lot Size Block, call the Planning and Development Department at (832) 393-6600 or visit the department's website at www.houstonplanning.com.

¡ATENCIÓN! Si necesita ayuda en español o gustaría recibir más información acerca de este asunto, comuníquese al número 832-393-6659.