



# The Timberline

A Publication of the Tall Timbers Homeowners Association

January, 2016

## MARK YOUR CALENDAR



### COMMUNITY YARD SALES

Yard sales will be held on Saturday, April 29 and Saturday, October 15. There will be an ad placed in the Times-Dispatch and a sign will be out in the Staples Mill Road common area the week before the sale.



### NEIGHBORHOOD CLEAN UP DATES

Clean up dates are Saturday, March 26 and Saturday, October 15. Henrico County, once again, is sending a trash truck to the neighborhood to collect yard debris and small household items. Please have all of your items on the curb by 8 AM. **YOU MUST HELP LOAD YOUR ITEMS IN THE TRUCK.** Advanced notice is not necessary. Please check the Henrico County Sanitation website for a list of items they will take. Also volunteers are needed to help, please contact Kendall Long.



### SPECIAL ASSOCIATION MEETING

A special general Association meeting to discuss the sign will be held at the Glen Allen Library on February 9 at 6:30 pm. More information below.



### SUGGESTED EVENTS

As we welcome new families to Tall Timbers it is time that we get feedback on social events that we would like to see in the future. We would like to come up with events that are family friendly, and adult events that will help to nourish our community. Please email any ideas or suggestions to [Christy.Bruner@gmail.com](mailto:Christy.Bruner@gmail.com)—any new events will be emailed throughout the year as well as posted on our Facebook page.



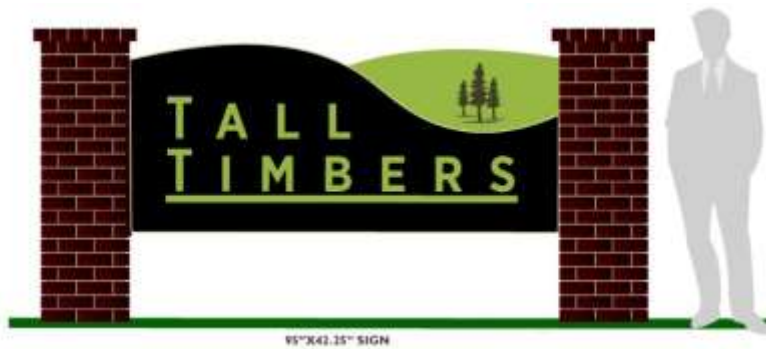
## ANNUAL DUES

2016 Tall Timbers Association dues are due May 1. Dues remain at \$100.00. You will be receiving an invoice in the mail for the dues in early March. Just a reminder that dues are not optional.

The Tall Timbers Association is responsible for maintaining 30 acres of trees, grass cutting, common and natural areas as well as medians and ditches. The ditch at the entrance of the neighborhood, which has become overgrown with small brush and trees, needs additional maintenance.

Several repairs are currently necessary as well. One is the drain pipe in the common area between our neighborhood and Bretton Woods. The pipe has collapsed and must be replaced. We are working with the County of Henrico to facilitate this but the pipe is ours to provide.

The sign at the front of the neighborhood must also be repaired (30+ years old) or replaced. This has been an ongoing discussion for the past 8 years. After close inspection of the sign by board members, we feel this replacement is necessary. From a distance, the sign looks okay but it is not in that great of condition. There is going to be **a special general Association meeting to discuss the sign will be held at the Glen Allen Library on February 9 at 6:30 pm.** We have been requesting bids for a new sign. Several sketches are below. A decision will be made at this special meeting as to how to move forward.



## 2016 BUDGET



Category	Income	Expenses
Dues	19,100.00	
Advertising		120.00
Bank Charges		100.00
Capital Improvement Fund		5,000.00
Common Area Landscaping		9,000.00
Electricity		230.00
Hazardous Tree Removal		3,450.00
Legal Fees (includes taxes)		800.00
Postage and Supplies		400.00
	19,100.00	19,100.00



## FENCE APPROVAL

As stated in the Covenants of Tall Timbers on page 5, **“No fences shall be erected upon any lot unless and until the kind of fence proposed to be erected first be approved in writing by the Board of Directors of the Association, which such approval shall be uniform as to all lots. Split rail fences are hereby permitted”**.

Installing any other type of fencing requires Board approval. It has been common practice to approve 4 ft. picket fencing and there are many of these in the neighborhood. There were two taller, privacy fences approved last year but, based on much community feedback, as well as a vote at the recent Association meeting, privacy fences will no longer be considered.

You can email your fence requests to [talltimbersboard@yahoo.com](mailto:talltimbersboard@yahoo.com). Homeowners must submit a photo of the fence they want to put up, along with a signed statement from their neighbors on all sides of their house. Each neighbor’s statement should include the neighbor’s home address and email address, and should indicate that the neighbor approves the requested fence. The board will not review fence requests without these materials from homeowners.

If you wish a full copy of the Covenants, send an email request to the Board at the email address above and an emailed copy will be provided. You were provided a copy of these during the closing process on your property.



## FUTURE ASSOCIATION COMMUNICATIONS

**The Timberline will no longer be mailed out.** The only document that will be mailed in the future to all neighbors is the annual dues bill.

Communications will now take place in one of two ways. The first method is the Tall Timbers Neighbors Facebook page. This is a private page that is only accessible by members. Currently

92 neighbors are members. That's a little less than half. All neighbors are approved to join after requesting access. If you would like to get up to date information about events, communicate with other neighbors, and generally be kept up to date (like about the Dollar General issue), this is the place to go. This is a monitored page and the Board members and/or the site administrator reserve the right to delete any inappropriate postings.

The other method of communication will be email. We really need an email address for each residence. We are missing about 50. Outgoing emails are sent as all **blind copies** so your email address is not exposed to anyone and privacy is maintained. Please update or provide your email address when paying the annual Association dues. If you need to update your email address at any other time, send the update to [talltimbersboard@yahoo.com](mailto:talltimbersboard@yahoo.com).

Any other notification or online sites are not board sanctioned or official.

### **MINUTES FROM THE ANNUAL ASSOCIATION MEETING**

The annual Association meeting was held on November 9 at 7p.m. at the Glen Allen Library.

Items of discussion included:

- The Henrico police need to be contacted about traffic control on Heritage Lane and Attems Way.
- After lengthy discussion regarding privacy fencing, a motion was made by Judy Humphreys and seconded by Karen Siddons to NOT allow approval of 6-foot privacy fences by the board. The vote that followed was unanimous.
- Discussion occurred around the condition/collapse of the pipe in the ditch between Tall Timbers and Bretton Woods. The Board will work the county to see what can be done.
- The sign at the front of the neighborhood was discussed. It was requested that we look at options and move forward with looking at replacing the 30-year-old sign.
- Annual dues remaining at \$100 was discussed.
- Board officers were elected; Christy Bruner, Judy Humphreys, Jerry Myers, and Scott Seaborn.

### **Association Board Members**

Judy Humphreys	755-6603	<a href="mailto:judy.g.humphreys@gmail.com">judy.g.humphreys@gmail.com</a>
Jerry Myers	938-6954	<a href="mailto:myersjerry@comcast.net">myersjerry@comcast.net</a>
Scott Seaborn	400-4886	<a href="mailto:jseaborn@gmail.com">jseaborn@gmail.com</a>
Christy Bruner	370-4336	<a href="mailto:christy.bruner@gmail.com">christy.bruner@gmail.com</a>