



**Hear it here!**

## **Timber Ridge HOA Newsletter**

December 2021

**Merry Christmas, Happy Hannukah and Happy New Year to all Timber Ridge Residents. Have a safe and joyous holiday season.**

**Holiday Decorations:** Thank you to all the Homeowners who put up holiday lights and decorations for the Christmas and Hannukah Season. These lights and decorations make Timber Ridge a fun place to live. All your efforts are greatly appreciated and enjoyed by the community.

**NOTICES TO ALL HOMEOWNERS;** The Timber Ridge Board has sent all Timber Ridge Homeowners several notices:

- Notice concerning the Comcast Bulk Services Agreement
- Notice concerning replacement front gate stickers
- Notice on the lake bank restoration
- Notice on the Annual Timber Ridge Budget Meeting
- Timber Ridge Newsletter

If you did not get these notices, it is very important that you take action to ensure that, in the future, you get the notices sent to all Timber Ridge Homeowners. Contact Vesta at 239-947-4552 or send an email to Victor Cintron at:

**[vcintron@vestapropertyservices.com](mailto:vcintron@vestapropertyservices.com)**

Vesta distributes these notices by email or USPS as you have designated. There have been issues with distribution. Be sure if you are receiving notices via email that Vesta is a recognized and authorized contact by your email system. If you did not select email as your delivery method, go to **[tr-hoa.com](http://tr-hoa.com)**. Select HOA DOCUMENTS; select FORM TO SIGN UP FOR EMAIL NOTIFICATIONS. **You need to know what is going on in Timber Ridge.**

**Three ways Homeowners can pass through the front gate:**

- Enter your code at the kiosk.
- Use your clicker to open the gate.
- Get a new sticker and place it on your headlight.

Contact Bob at 239-314-4969 to replace your outdated sticker. If you do not have an old sticker, you may buy a sticker from Bob for \$10.50 each. If you want a clicker, contact Victor Cintron at Vesta. Clickers are \$40, and the visor holder is \$5.

**Comcast Bulk Services Agreement:** As you all know via the Comcast Notice, Timber Ridge entered into a revised Comcast Bulk Services Agreement last September. **The agreement goes into effect on January 1, 2022.** Each Timber Ridge Homeowner will be receiving a notice from Comcast within the next two weeks providing instructions on the implementation of the Agreement. In this letter, you will be advised how to upgrade your system by contacting Comcast to set up an onsite technician to install all needed equipment. If you already have the necessary equipment, your home system will be automatically switched over to the new contract. Read the Comcast letter and follow the instructions.

**HOA Quarterly Fee Change:** The new HOA quarterly fee is now \$488.00. This increase will begin and is due January 1, 2022. When comparing the cost of your current Comcast bill, don't forget the new Comcast Bulk services are spread out quarterly.

**Timber Ridge Garage Sale is Coming:** Anna Gaeta and Karen Murphy are planning a Timber Ridge Garage Sale which will take place on February 5<sup>th</sup>. Take some time to identify items that you would like to place in your driveway and sell to the many buyers that will show up on that day.

**Speed Limit in Timber Ridge is 20 MPH:** Timber Ridge has no sidewalks, and many children now reside here. They can easily be hidden from view behind cars when they play. **Slower is better.** Please be careful especially at night as we have many walkers on the streets in the evenings. **Keep in mind that you are SHARING the roadway with pedestrians and bicyclists.**