

March 23, 2023

Annual update from the Board of Directors

Happy Spring! As you are likely aware, the Annual Meeting & Election is approaching. As such, we thought it would be a good time to take a look back our accomplishments over the past year. Our goal as a board has always been to maintain the appearance of our community and to increase the value of homes in Timber Ridge. To that end the following projects have been completed or are in the process of being completed:

- Both entrances have been updated with new plantings. This is part of a three-year plan to fully develop the berms at each entrance. A similar project of refreshing and replanting has taken place along St. Leonards' Rd.
- The care and maintenance of trees has become very important as the community ages. This includes the elevation and trimming of trees, removal of limbs that encroach on patios and roof lines as well as the removal of dead or diseased trees.
- Our parking lot has had a recent crack sealing to help preserve the life of the surface. This periodic maintenance will enable our parking lot to last as long as possible.
- In late March, the common area sidewalks throughout the entire community were inspected to identify areas needing repair/replacement. We found 23 blocks that need to be replaced, 10 blocks that need a raised edge grinded to reduce the chance of tripping hazards and 5 blocks that will have minor cracks caulked to prevent further freeze/thaw damage. This is an ongoing process.
- We also plan to replace the the mailboxes on Park View Circle and lower Old Mill Lane. The PVC mailboxes will be repositioned to allow for easier access.
- Soon the handrail in Parkview Circle will be replaced with a new one of similar design.
- The four trash enclosures will be repaired, cleaned and stained as soon as weather permits.
- Our landscaper has already completed spring clean up and mulching is underway.
- Finally, we have a website where updates, information, online payment of association fees and forms can be attained and under the "Contacts" tab, an area where residents can share questions or concerns. In addition, we have developed a complete email list to improve communication and save mailing cost.

Our annual general meeting will be Wednesday, April 19 at 6:30. It will be located at the James A. Kinney Senior Center, 165 Township Road, Richboro, PA.

The Board of Directors
Timber Ridge Townhome Association