



timberwood mountain estates property owners association, inc.

**1 Timberwood Drive
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Marble, August 31, 2015

NEWS LETTER 2015

By John Leder, President 2015

News Flash:

- At the time of this writing the new casino has not yet opened. Opening date has again been postponed. It should be in late September or early October 2015.
- House construction on Lot 12 is well past the ½ way mark. Expected completion may be here before Santa Claus this year.
- House construction on Lot 26 is also in the end run with a possible CO sometime before the end of this year.
- With construction underway at 2 houses concurrently, the gate is being opened Monday - Friday at 7:00 AM and closed at 5:00 PM. This will be suspended at the completion of both projects.
- Jim and Jennifer Murphy (at 1288 Timberwood Drive) are enjoying their first year as “almost full” time residents on the mountain
- 810 Timberwood Drive has also changed hands. A hardy “Mountain Welcome” to Bill (William) Adams & Lauri Martin. They too are looking forward to being up here more often.
- Major renovation is taking place on the A-Frame house which has changed hands also.
- Toward the end of September or early October there will be a few changes to Timberwood Drive underway to thwart the loss of a section of road that has been in the board's forefront for some time. Timberwood Drive from above Hawkeye Road onward will have to be shut down for 2-3 days. Please plan accordingly. Notification has been posted on the website. Exact dates to be announced.
- After many many years of diligent service on the board the following members will not be available for re-election in the upcoming 2015 membership meeting: David Crown, Andy Rancourt and Margaret Rancourt. Due to a job change Sarah Mills will not be able to complete her term.

I extend my profound thanks for their many years of dedication to the success of the mountain.

Except for some excitement regarding challenges with our ever changing mountain conditions, there have not been any major issues this year.

Ongoing road maintenance is never ending with all the serious rains and storms we have been having this year. Working wells are maintained on a regular basis and in good shape. All roads are in fairly good condition. Gravel work has been done on unpaved road sections this year, specifically Hawkeye Trail and Spring Branch Road sections.

GATE CODE CHANGES: ALL GATE CODES will change effective January 1, 2016. Please look for the **RED GATE CODES** with your next year's dues invoice and notice. Timberwood is now under 24/7 video surveillance.

Wildlife continues to be intriguing and has been plentiful and interesting.

Membership issues:

We are in serious need of some members willing to serve as officers for the Association. A number of current officers are willing to serve for another year.

These are:

Lisa Lietz (current treasurer)
Jim Dafoe (current 3 year Director)
John Leder (current president)

Per the Association's statutes the offices of the president, the vice president, the secretary and the treasurer will need to be selected and voted into office during the upcoming 2015 TMEPOA Annual Meeting on October 17, 2015. Last year's 3-year director will become the new 2-year director and the current 2-year director will become the 1-year director at the end of this membership year. The 3 year directors post has been eliminated.

I look forward to hearing from interested parties before the 2015 Annual Meeting. Please forward any information to: president@tmepoa.com or by US mail to our address at the top of this news letter.

I look forward to seeing and hearing from each and every one of you.

Now back to working looking for bears at my house or was it a Gate at the Chicago Airport?