

Timberland Estates Homeowners Association, Inc.

Managed by Essex Community Management Company

October 26, 2018

Timberland Estates Neighbors,

As the year 2018 draws to a close, the Board of Directors for Timberland HOA wants to thank everyone for another great year in our community. As the North Fort Worth area continues to grow around us, it is great to have a pleasant neighborhood like ours to return home to and we would like to thank you for your contributions in making it so.

We have several important announcements that we would like to share with the HOA residents. Beginning on January 1, 2019, the annual dues will increase from \$62.70 a quarter to \$68.97. This matter was discussed and voted on by the Board and the new amount was set per the CC&Rs that govern the community. Also, please register at www.timberlandhoa.com to receive important and timely information coming from the Board pertaining to Timberland HOA. The website also includes copies of important documents that pertain to the HOA including ACC forms for home improvements and the governing documents for Timberland.

While driving around through the community, we have noticed that there are a number of homes that are having issues with their fencing and other exterior elements showing signs of disrepair and needing upkeep. If your home is one of these, please make plans to take care of them! Violation letters and fines can result if the proper repairs and maintenance actions are not taken.

Don't forget, there will photos with Santa Claus available on Saturday, November 10th from 11:30 to 2:00. These photos will be taken at the Mountain Oak St. & Prairie Crossing Common Area and will also feature a train, an elf making Christmas theme balloon shapes, and a hot chocolate bar!!!

If you enjoy activities like the photos with Santa and are interested in becoming more involved with the community please join the Timberland HOA social committee. Please contact Krystin Merrell at krystin.merrell@gmail.com for further information. We look forward to hearing about great ideas for activities that your neighbors would enjoy.

Sincerely,

Timberland Board of Directors