

Timberlands Property Owners Association

TPOA PO Box 531 Youngsville, NC 27596-9998

President: Bert Woodburn 919-495-5749

Treasurer: Lynn Johnston (303) 803-8803

Vice President: Adam Neill 919-636-1578

Member at Large: Carol Knedgen 313-618-0550

Secretary: Vacant

Notice of Annual Meeting

Timberland Neighbors,

The planning for the Annual Membership Meeting is well underway. The date, time, and location are as follows:

Date – Saturday, February 28, 2026

Time – 10:00 AM until 11:30 AM

Place – **Faith Baptist Church, 249 Holden Rd, Youngsville, NC 27596**

At the Annual Meeting, we will be voting on a Budget for 2026. We will also be voting on new board members, new committee, and increase dues.

If you are interested in running for a Board position, or want to learn more about how we are working to keep this neighborhood at its current high-quality status, please contact a Board member **as soon as possible**. Keep in mind neighbors, that typically in North Carolina neighborhoods having home owner associations tend to have higher property values.

We hope that you will be able to attend this meeting, however, if you cannot, please have your voice/vote heard by sending in your proxy either by mail, with a neighbor who will be attending or call one of the Board Members to make arrangements.

Please review the enclosures included with this letter. These documents are as follows:

Page 2-3: Tentative Agenda

Page 4: Review and Approve Minutes of the 2025 Annual Meeting

Page 5: Proxy Form

Page 6: Statement of Income/Expense for 2025 & TPOA Assets

Page 6: Proposed Budget for 2026 & Dues Calculation

Page 7-21: Timberlands Property Owners Association Covenants and Restriction and Bylaws

Tentative Agenda:

Agenda Items:

1. *Board position vacancies:* Need volunteers to fill Vice President (expired term) and Secretary (vacant) positions.
2. *Proposed New Committee(s):* As many of you may or may not be aware that the Timberlands Property Owners Association Protective Covenants and Restrictions are meant for the greater good of all of us and to protect properties from falling into ruin. While the majority of our neighborhood looks amazing not all homeowners understand or follow the covenants as written. When you bought your house, you signed a copy of the covenants. If you don't remember doing that it's because you've been part of this neighborhood for a long time. It is an enormous challenge for the *volunteer* president to continually solve the many violations that are occurring in our neighborhood. Currently the board president is dealing with many complaints about homeowners not following the covenants such as animals being kept that are not authorized or that have become an annoyance/nuisance, unauthorized temporary structures, exterior structures on property that are not authorized and/or do not match homeowners house, inoperable/unlicensed vehicles as well as many others.
 - a. Proposal was brought up to establish TPOA Enforcement Committee. (TPOA EC). The TPOA EC would establish a fair process for dispute resolution, which can involve internal mediation. When a violation occurs, the TPOA EC will follow an established predetermined process such as sending a warning notice outlining the violations and establishing a deadline for compliance. They may institute a fine and penalty system for ongoing or unresolved violations and if necessary be prepared to take legal action or place a lien on the property. If the idea of an enforcement committee is not what you want, please consider the alternative which would be to hire a Property Management Company to manage the TPOA covenants enforcement. The cost of hiring a Property Management Company may run \$5K to 10K a year and will be passed on to all homeowners increasing the dues by approximately \$70.00 a year.
 - **Need to discuss and vote**
3. It has been brought to the attention of the board that some homeowners feel like the TPOA Board brings no value to this neighborhood. The truth is that the TPOA coordinated getting road maintenance turned over to the county as well as having lights throughout the neighborhood, established book boxes on Lumberjack, installation of animal waste stations as well as host several annual events for all to attend. We all need to consider possible future improvements or concerns that may come up especially when the new neighborhood is put in at our entrance.

- a. The board request your cooperation in considering an increase to the annual dues for present and future needs of our neighborhood. Please bring suggestions/concerns to the board meeting for discussion. Attached is a budget report that shows cost of operating the TPOA as well as the possible cost of hiring a property management company.

- Need to discuss and vote

- 4. *Dues/Financial Report:* There are 4 homeowners that have not paid their 2025 dues. If payment is not received by 1 March 2026, fines of \$30.00 a month from 1 Mar 2025 will be imposed. If payment is still not received by 1 March 2027 legal proceeding may be enforced. Financial report attached.

-Need to discuss and vote

- 5. *Covenants review:* It has also been brought to the boards attention that the covenants are vague and outdated. The last time the covenants were amended was 2012. It was proposed that the covenants be reviewed and possibly be amended to better serve the neighborhood with clearer language.

-Need to discuss and vote

- 6. *Events:* Annual neighborhood events need to be scheduled for the 2026 year: such as Neighborhood Yard Sale, Neighborhood Picnic, Christmas Parade
- 7. *Interests/Questions:*

Looking forward to seeing you at the meeting.

Bert Woodburn

Bert Woodburn, President

Timberlands Property Owners Association