

THE

TIMBERTON

BOBCAT



Number 14

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HAPPY NEW YEAR, EVERYONE! This is issue #14 of the "Timberton Bobcat" -- the first to be published primarily on the Timberton website. Copies were mailed only to those homeowners who do not have easy access to the Internet. From now on, the "Bobcat" will be published on a quarterly basis, at the request of the current TVHA Board of Directors. Anyone interested in assisting with the production or distribution of this newsletter is welcome to join the Communications Committee by calling or emailing Marge Carter (see contact information, above.)

2009/10 Timberton Board, v.2

At our Annual Meeting last June, we elected seven members to our Board of Directors. This group made up version 1 of the 2009/10 Board. After some major accomplishments, notably the development of a new committee system to help the Board manage Timberton's business, this group had to accept with regret the resignations of three members. Three new members were appointed to take their places. Additionally, some officer positions have changed hands since last summer. At the present time, version 2 of the 2009/10 Board consists of the following homeowners:

President Harv Portz (harveyporz@yahoo.com)
Vice President Walt Leach (wleach@sbcglobal.net)
Sec/Treas* Val Pilmer (vgpil@q.com)
Board Member Marge Carter (margecarter@cablespeed.com)
Board Member Neil Black (nblack49@hotmail.com)
Board Member Rob Liljenberg (roblilje@msn.com)
Board Member Jim Walker (sawalker@q.com)

*While Val officially serves in this dual role for the Board, in her capacity as Treasurer she is assisted by CPA Don Folsom and the Finance Committee.

Other committees include the Vegetation Management Committee (VMC), and Emergency Management Committee, the Communications Committee, the Social Committee, and the ARC/CC&R Committee. In the next few issues, the "Bobcat" will highlight each committee. We begin with the Vegetation Management Committee, or VMC.

The VMC was created in response to issues encountered over the past year and a half when individual homeowners applied to

perform work in Timberton's Common Areas for the purposes of view maintenance, fire protection, weed control, and other concerns. In addition, the County's Critical Areas Ordinance 18.22 brought the need for slope protection into the picture. (A link to 18.22 can be found on the Timberton website under the "Links" tab.) Jefferson County's Department of Community Development advised the TVHA to develop a Vegetation Management Plan to provide guidance for decisions about our Common Areas, and the VMC was created for this purpose.

Jen Portz agreed to Chair the new committee. Committee members are Keith Allred, Thelma Keefe, Gail Koester, Rob Liljenberg, Greg Pilmer, and Sharon Walker. I asked Jen to explain the objectives of the VMC for this issue of the "Bobcat." Her article follows.

Why The Fuss Over Vegetation Management? by Jen Portz

In the spring of 2008 Jefferson County enacted Critical Area Ordinance 18.22 and though much of this law deals with new construction, some sections deal with managing existing vegetation in sloped areas -- such as we have in Timberton. Because of this, the county urged the TVHA to create a Comprehensive Vegetation Management Plan for our common areas that aligns our governing documents (TVHA and SBCA CC&Rs, our Common Area Policy, our Tree Removal & Trimming Policy, and our Firewise Policy) with this new law.

Part of this endeavor means hiring a geotechnical engineering firm to evaluate our common areas so we know exactly where critical areas are currently located and how to protect them. Additionally, we may also seek input from

a certified Arborist/Landscape Architect to identify a list of native, slope-stabilizing, fire safe, attractive vegetation that can be planted in common areas and will satisfy Ordinance 18.22 and our governing documents.

As Timberton is now built-out, our Board is seizing this key opportunity to improve our village. Through a series of neighborhood meetings and a village-wide survey to be conducted in January, your input is sought as to how our common areas should look. Those on the Board and we on the VMC have been working hard to bring this Herculean task to fruition. We've come a long way, but there is still more to be done. With your cooperation, we look forward to completing this essential project by June 2010. —J.P.

Village Walk-Around

One of the first actions of the VMC was to inspect Timberton's landscaped common areas and make recommendations for improvement. The areas inspected are already covered by a permit from the County which allows us to keep them maintained, replace dead vegetation, and make upgrades.

After the Walk-Around group completed their inspection, they submitted to the VMC a list of recommendations for nine of our landscaped areas, including the entrance to Timberton Drive off Paradise Bay Road, the "meadow" at the top of Timberton Drive, the "bobcat park" on Heritage Lane, and several other areas. These are now being maintained by our landscapers, but it was the consensus of the Walk-Around participants that they could use improvement. Recommendations for these improvements were submitted to the VMC.

In turn, the VMC has recommended to the Board that we implement the suggestions concerning the entrance to Timberton off Paradise Bay Road, since that will give a noticeable quick improvement to the entire neighborhood. Some of the other recommendations, however, are in landscaped areas near homes. In such locations, the Board feels neighborhood input is desirable; therefore, the Board will be setting up a series of meetings with homeowners whose property is near a proposed work area before any work commences.

Meetings with homeowners can be held at the Bay Club, but would be preferable in the actual neighborhood were the work is proposed. Therefore, if you would be willing to host a meeting of your neighbors and representatives of the Board for the purpose of discussing possible improvements to the landscaping of common areas in your immediate neighborhood, please contact any board member via email.

Landscape Supervisor Needed!

The VMC URGENTLY needs a person to serve in the position of Landscape Supervisor (LS). The LS works with our landscapers (Port Ludlow Landscaping), assigning work to be done, supervising activities, approving invoices, etc. This person is expected to become an integral part of the Vegetation Management Plan when it is approved. Please email President Harv Portz if you are willing to take on this important job.

Cold Weather Tips

(from an article compiled by Steve Failla)

Some Timberton homes have a vulnerable water pipe configuration where the pipes drop from the attic along the inside garage wall, leading to the outside faucet. In these configurations, the builders put winter shutoff valves and drain faucets on the inner garage walls. These valves should be closed and the pipes drained during cold weather to avoid the misery of burst pipes. The sequence for winter draining is as follows:

1. With the outside faucet shut, disconnect the hose. (Always disconnect hoses during cold weather.)
2. Shut off the valve on the inner wall. This valve is located immediately below the drain faucet.
3. Open the outside faucet. It will slowly drip.
4. Place a container under the inside faucet (1/2 gallon should be sufficient). Then open the inside drain faucet, and water will slowly drain from both the open faucets.
5. It is safer to leave both the outside and inside drain faucets open all winter, leaving a small container under each of them. The reason for leaving the faucets open is that if the inside valve is not tight, water will slowly refill the pipe you just drained.

For many good tips on surviving cold weather in our area, go to the following website: takewinterbystorm.org

Timberton Greeters

For several years, Timberton has made use of "greeters" to meet and greet new owners. These people have made the newcomers feel welcome, answered questions about our village and Port Ludlow, and some even take a tasty treat along with them. Marilyn Allred and Jenny Blackley on Timber Heights; Pat Chase and Roz Plorde on McKenzie; Elin Failla on Timber Ridge; Judie Hagen and Anita Dunton on Heritage; Betty Harmon on Leighbrook, and Roseanne McCaughey on Timber Meadow have all served or still do serve in this capacity. Next time you see one of them, how about giving them a pat on the back for their selfless generosity? They make us all look good!

Another Thank-You

Have you noticed small piles of leaves along Timberton Drive and by the detention ponds? Walter and Bonnie Leach, along with Tom Carter, are the culprits — they have been raking the leaves out of the ditches and away from the outlet structures to facilitate the flow of stormwater through our drainage system. Thanks, guys (and gal)!

Request from the Ponds Manager

Please do not walk dogs in the grassy areas near the detention ponds. Some digging damage has been found in these areas. Also, for safety's sake, please do not allow children to play around or on the frozen ponds.