



LAKE TIMBERLINE BOARD OF TRUSTEES, INC.

2305 Timberline Drive, Bonne Terre, MO 63628

New Office Hours: Monday, Wednesday, Thursday & Friday 9:00 a.m. - 4:00 p.m.

Tuesday 9:00 a.m. - 6:00 p.m. Saturday 9:00 a.m. - 2:00 p.m.

Office (573-358-2620) Fax (573-358-5749) Gate/Police (573-358-8710)

www.laketimberlinemo.org

November 1, 2024

Dear Property Owners:

The enclosed includes the assessment statement, an order form for sticker and gate card renewal and an important announcement letter from the Lake Timberline Volunteer Fire Department.

Assessment(s) are considered delinquent if not paid by January 1st 2025 and are subject to an 8% interest fee. The fifty-dollar (\$50.00) trash fee will be applied on the statement. Any previous unpaid balances will show as a prior balance on the assessment statement and is subject to a lien. Property owners may pay with cash, check or credit/debit card in the office, through the mail or over the phone. A 4% fee is charged on all credit/debit transactions. If there is an error on your assessment statement, please have a check number or a receipt showing how and when your account was paid. We'll be happy to correct any errors that may have occurred.

If there is a change of address or phone number, please remember to notify the Board Office with your updated information. If you have sold your property, please contact the Board Office.

To those property owners who owe back assessments and may no longer want the lot or cannot afford to pay the balance, the Board is willing to accept the lot back as a donation. All past and current fees associated with the lot will be waived. You will no longer be responsible for the assessment or taxes for this lot if donated back. Please contact the Board Office for more information.

All stickers and gate cards/remotes must be renewed each year by January 31st. Vehicle stickers not purchased by the due date are subject to a \$5.00 late fee. Gate cards will be deactivated on February 1, 2025, and a \$10.00 reactivation fee will be charged per card/remote. There is no late charge for boats or ATVs/UTVs/Golf Carts. Insurance and a current license plate number are required on **all vehicles** before stickers can be issued. When entering Lake Timberline, anyone not displaying a current property owner's sticker **affixed** to their vehicle windshield is required to provide proof of insurance at the gate each time before entering. Your license plate must also be current. This includes all property owners without stickers and all visitors.

Current Board Members are President, Anthony Huff; Vice President, Roger Meyer; Treasurer, Terry Huskey; Secretary, Dennis Stear; Security Supervisor, Scott McDowell; Maintenance Supervisor, Vincent Palmer; Member at Large, Lisa Robbins.

Sign up for the 2025 Board Election will begin Saturday, February 15, 2025, at 10:00 a.m. and end Saturday, March 15, 2025, at 4:00 p.m. Four positions are up for re-election. The annual Board election will be held April 27, 2024. Please visit our website at www.laketimberlinemo.org for meeting dates, changes or cancellations and meeting locations. This information may also be found on Facebook; Lake Timberline Board of Trustees (The official page for Lake Timberline) as well as other important information and announcements.

There are a few reminders and updates everyone should be made aware of:

✦ **No trash** from outside the development is allowed. No large items such as furniture, construction waste, mattresses, or tires are allowed. The trash is to be used by property owners in good standing. All vehicles entering the trash area must display a current property owner sticker. Anyone caught abusing the rules will be fined. Southwestern Metal Processing has provided a container for the disposal of metal items and old appliances. A portion of the scrap proceeds are sent to the Board and deposited in the general account.

✦ **To attain** a permit approving of any permanent structures a survey is required and property corners marked. Building permits are required for most improvements in Lake Timberline. If you are unsure about needing a permit, please check with the Board office before beginning any projects. You can also check the lakes website for more information. www.laketimberlinemo.org.

✦ **The Officers** are employed by Lake Timberline and work both day and night shifts. If assistance is needed, please call 911 in the event of an emergency. In a non-emergency situation, please call 573-431-3131. Do not call the front gate. Officers must be dispatched through Central Dispatch. The presence of the Deputies in Lake Timberline has improved our reputation and standing in the surrounding communities. Their presence is often a deciding factor for prospective property owners.

✦ **A DEPUTY FEE** of \$68.50 will be applied to each primary lot as of Nov 1st, 2024. This fee will be used to cover the salaries/equipment or any other items deemed necessary by the Board in regards to Security.

✦ **Need a copy** of your deed for your lot in Lake Timberline? Please stop the office and for a \$7 fee with a 2-3 day turn time, or sooner, we will provide a copy of the most recent deed recorded.

✦ **Need a document notarized?** Pls stop by the office and for a \$5 fee our staff will be happy to assist anyway we can.

✦ **Community Centers** are available for property owners. The Hilltop Lodge and The Paddle Club both offer unique experiences! From outdoor spaces to hall rentals, each has hosted Weddings, Birthdays and Special events. With plenty of play area for the Family and great events like cook offs and dinners, you should stop by to check them out and make sure to follow on social media.

The Board of Trustees would like to take this opportunity to thank everyone for their support throughout the year. To all our property owners, family and friends the Lake Timberline Board of Trustees and employees wish all of you a safe and happy Holiday Season.

Lake Timberline Board of Trustees, Inc.