

Timber Lake Estates News

Volume 2

Spring 2008

Issue 1

Surviving Winter

I hope this letter finds all of you well and that you have made it unscathed through these past winter months. It is such a joy to hear and see the geese come back to their home in Timber Lake. Wouldn't it be nice if we all could migrate south for a few months? For those of us that weren't able to go to warmer climates this winter, we survived one of the iciest winters we've had in quite some time. I know many people were concerned about the road conditions both in Timber Lake as well as the main roads in Sullivan County. Sullivan County's Public Works Commissioner was quoted in our local newspaper as ranking this winter as "a little bit worse" than recent years, and "with freezing-rain type events, you have to go back over and over again (sanding) and a half hour after you've been through, its all washed away." Thankfully the winter is over and we won't have to face the ice and snow again for some time!

Welcome New Little Ones!

We would like to welcome Bridget and Kiran

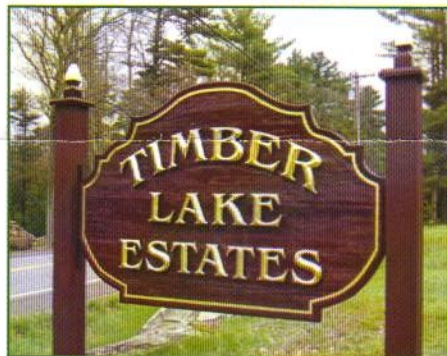


McKenna's new baby boy, Declan, born Dec. 8th, and congratulations to the Kenny family on the arrival of their twins, Maddie and Ryan, Dec. 16th.

Spring Member Meeting

When: Sunday, June 1 at 10:00 AM
Where: Eldred Town Hall
 2 Proctor Rd
 Eldred, NY 12732
 (across from Peck's Market)

Mark Your Calendars!



New Timber Lake Sign

As I'm sure you have all noticed by now we have a beautiful new sign in front of our community. We are planning further enhancements for this spring and summer.

Party News

We had a great turnout for our Holiday party in December. A good time was had by one and all. We will be having another summer beach party at the lake on July 12th beginning at noon. This is a pot luck affair and family and friends are welcome to come. We had several outstanding recipes last year by certain members (you know who you are) and hope that this year's festivities will be as delicious and fun as last year's event.

Home Owners/Property Owners

We welcome our new neighbors to the association and fine country living in beautiful Timber Lake. In order to keep our community beautiful and in concert with our natural surroundings, we remind all that your Deed Restrictions require you contact board members Jan TenHoeve (973-697-7979) or John Capobianco (845-557-6347) before you build, add on to an existing structure, or clear land.

If you need a copy of the "Schedule A" or the Constitution/By-Laws please feel free to E-mail the Association at Timberlakesassoc@yahoo.com or call Mike Tambasco at 845-557-3815.

In addition, we ask that as a courtesy, in the event of the sale of your property, you or your attorney advise the Association of your closing date and contact information for the new owners or their attorney. Also, please be sure they get a copy of the Deed Restrictions.

Volunteers Needed

If you have any special talents or free time and would like to volunteer to help our Association, please let us know. We could use some assistance building a Web Site for the Association to make it easier for communications and updates.

Enjoy the spring and hope to see you all soon!

Pattie Capobianco
 Membership/Social/Community Relations
 845-557-6347
Timberlakesassoc@yahoo.com

Important Notice to Property Owners and Builders see page 2

Notice

to

Property Owners and Builders

The development of property in Timber Lake Estates is governed by a Schedule A which contains covenants and **RESTRICTIONS** set forth to enhance and protect the rights of all Timber Lake property owners.

BEFORE anyone cuts, clears or builds, you **MUST** contact the Timber Lake Estates Building Review Board by calling John Capobianco at 845-557-6347.

Not adhering to these requirements will result in delays and possible legal action.

Timber Lake Association Board of Directors
Timberlakesassoc@yahoo.com