

Timber Creek Crossing Village

BOARD OF DIRECTORS

President: Naomi Bretz
 Vice President: Joe Paetzel
 Treasurer: Vincent Burger
 Secretary: Sandy Dischinger
 Director at Large: Brad Trumble

NEW CONCEPTS MGMT

Property Manager:
 Kim Schlauderaff
 Phone: 952-922-2500
 Fax: 952-922-5400
 E-Mail: kim@ncmgi.com

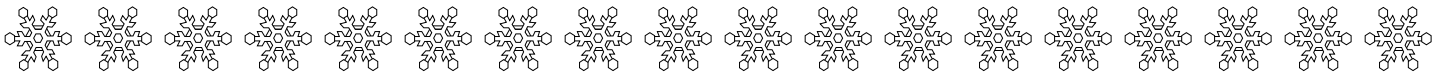
Owners that are Renting

Please send Kim a copy of your rental license, current lease & rental addendum so we have current contact information for owners & renters. Please contact Kim for forms or visit the website address below.

Your Neighborhood!

People enjoy living in an association because of the low-maintenance aspect. Repairs and maintenance are a big part of an association's budget. The board of directors is asking your help in keeping those costs low. Here are some ways you can help save money and keep the property looking nice:

- Tie your trash securely into garbage bags before putting it out. If you see trash, pick it up
- Keep your trash bins in the garage except on trash day & do not leave them at the curb overnight
- Do not throw cigarette butts on the ground
- ALWAYS pick up after your pet



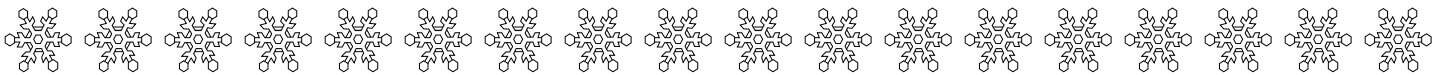
LET IT SNOW...



Stakes are placed along driveways to mark edges for the plows. Please do not remove the stakes and do not let children play with them

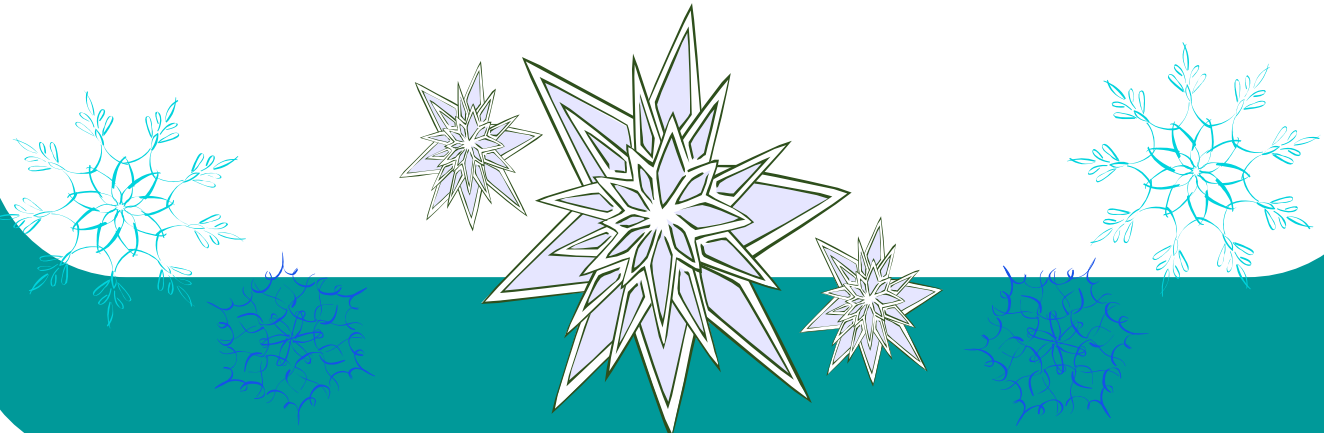
Please take the time to read over the Snow Specifications for Timber Creek Crossing.

In the past, there has been a problem with people leaving dog chains out. The chains wrap around the snow blower blades and the cost is \$75 to repair it. This year, homeowners will be held responsible for the \$75 charge



Website

The Board has designed a website, www.timbercreekcrossingmn.com to keep everyone in the loop and fully informed even if you can't come to the Board meetings. If you have ideas for the website, please email Kim Schlauderaff at kim@ncmgi.com.



Winterization

If you will be leaving during the cold winter months, please make sure your home is properly winterized and maintain the heat at 60 degrees. It would also be a good idea to have a friend or relative come over and check the home periodically. Please know that any damages due to frozen pipes or lack of proper winter maintenance will be the homeowner's responsibility.

Turn outside water spigot off—some maybe located in garages but shut offs are located in your townhome— these should be off in winter months.

Neighborhood Watch

Neighborhood Watch signs have been placed throughout the property. Please do your part by reporting ALL suspicious activity to 911.



SNOW SPECIFICATIONS & GUIDELINES

<p style="text-align: center;"><u>Driveways</u></p> <p>The driveways will be marked with stakes prior to the snow season as needed. Any snowfall accumulation on the ground of 1.5 inches or more shall be plowed.</p> <p>If there is an accumulation on the ground of 4 inches or more before 6:00 am, MLL shall plow open a path to allow for traffic to and from the Association.</p> <p>If there is an accumulation on the ground of 4 inches or more before 5:00 pm, MLL shall plow open a path to allow for traffic to and from the Association.</p> <p>For new snowfall accumulations on the ground of less than 1.5 inches where there is bad drifting, driveways will be widened and cleared upon the request of the Association at no extra charge.</p> <p>Slush (melting snow and ice) will be plowed when requested by Association at no extra charge.</p>	<p style="text-align: center;"><u>Plowing shall be within 10 hours after the snowfall ceases.</u></p> <p style="text-align: center;"><u>Plowing shall be by 6:00 a.m.</u></p> <p style="text-align: center;"><u>Plowing shall be by 5:00 p.m.</u></p> <p style="text-align: center;"><u>As soon as MML is able to do so.</u></p> <p style="text-align: center;"><u>Plowing shall be within 10 hours of the request.</u></p>
<p><u>Walkways/Mailboxes/Fire Hydrants</u></p> <p>Walkways/front steps/Mailboxes/Fire Hydrants will be cleared for any new accumulation on the ground of 1.5 inches of snow or more.</p>	<p style="text-align: center;">Shoveling shall be within 10 hours after the snowfall ceases.</p>
<p style="text-align: center;"><u>City Walkways/ Perimeter Walkways</u></p> <p>Walkways will be cleared for any new accumulation on the ground of 1.5 inches of snow or more.</p>	<p style="text-align: center;">Shoveling/snow blowing shall be within 24 hours after the snowfall ceases.</p>
<p style="text-align: center;"><u>Salting of Driveways/ Roadways/ Mailboxes</u></p> <p>Salting and/or sanding is available at an additional charge. To be determined.</p>	<p style="text-align: center;">Salting shall be within 24 hours after snowfall ceases if contracted.</p>

The Homeowner is responsible for the following:

- * Removing remaining snow due to parked vehicles and other obstructions
- * Snow removal from patios, roofs, decks or any other areas not designated in this Agreement to be the responsibility of MLL.
- * Snow removal from driveways or walkways made necessary by third parties removing of snow.
- * Removal of ice accumulation on driveways, steps, walkways and garage aprons caused by melting