

# Timber Creek Estates Homeowners Association

President: Ronnie Kondo Vice President: Marvin Blankenship  
Treasurer: Don Kiltau Secretary: Janey Hummel

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May 14, 2018

Dear Timber Creek Estates Homeowners Association Member,

Acknowledging the input from the last HOA meeting in late November; enclosed are the finalized amended covenants and bylaws. All of the recommendations by the homeowners in attendance that were discussed, voted upon and amended into the documents, have been edited, reviewed and approved by the attorney. A ballot is included with this letter.

Each household will have 2 votes. It was previously voted upon that only 1 vote would be allowed, however this measure was not per Kansas laws, and was noted by the attorney at the time the covenants and bylaws were reviewed and updated.

The next phase is to ratify or strike down these documents.

The deadline for returning your ballot will be June 1, 2018. Please drop your ballot off with Janey Hummel or mail it to 356 E. Timber Creek. The votes will be counted by board members and anyone who wishes to attend the ballot count. Please contact Janey Hummel if you wish to attend/witness the ballot count.

All casted ballots will require signatures to ensure there is no duplication of ballots and/or votes.

A 51% majority vote will ratify or strike down the amended covenants and bylaws.

If ratified; copies of the covenants and bylaws will be filed with the city of Haysville (with the city and lot owners approval) and with the Sedgwick County Deeds office.

The current board recommends accepting the covenants and bylaws. At this time the city (Will Black) has been in contact with the board, requesting copies of the covenants and bylaws, for further home builds and development. These copies cannot be supplied to the city until the neighborhood can come to an agreement on the covenants and bylaws. The current covenants that are filed with the Sedgwick County Deeds office is what the city will use if these proposed covenants and bylaws cannot be approved.

There will be an HOA meeting set after voting at an undetermined date. The meeting agenda will cover transitioning the HOA board under the new covenants and bylaws (if ratified) with new nominations for all the board seats and any sub committees.

Please contact the HOA board if there are any questions.

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**Ballot drop off or mailed at:**

**356 E. Timber Creek  
Haysville, KS 67060**

Respectfully,  
- Timber Creek HOA