June Raffle Winner

NANCY Z.

Congratulations!

Help us save paper and stay connected! Subscribe to the Pine-cone Press and have the latest community news, events, updates, and announcements delivered right to your inbox



Online Payments Are Coming Soon!

Timberline Estates is excited to announce that online payments will soon be available for residents. Soon you'll be able to make secure payments anytime, anywhere,right from your computer or mobile device.

What Will I Be Able to Pay Online?

- ✔ Lot Rent
- ✔ Home Payments
- ✔ Storage Unit Rent
- ✔ Other approved community charges

How Do I Sign Up?

1. **Create or log into your My Timberline resident account.**
2. **Verify your email address and contact information.**
3. **Sign up using the QR code or contact the office to receive your personal payment code.**
4. **Visit the payment page on our website and follow the enrollment instructions.**
5. **Choose your preferred payment method and begin making secure online payments.**

More information, enrollment instructions, and launch dates will be announced soon. Watch your MY DASHBOARD page, resident portal, and future editions of the Pinecone Press for updates. Questions? Chat with Dawn online at www.CallTimberlineHome.com. Look for the Chat Dawn link on the website.

Chat with Dawn



bee kind to the bumble bees by the office, they won't sting you

Is There Really Only One 'A' Student at Timberline?

Timberline Estates is home to 66 children, yet only one student has participated in the Timberline A+ Club this year. We know there are many more students doing great things in school!

Remember, traditional A grades are not required. Equivalent marks, proficiency scores, and homeschool report cards are all accepted.

Help us celebrate the hard work of Timberline students. Stop by the office and share your student's achievements!

Surely, Timberline has more than one outstanding student. Let's recognize them together!



Mark Your Calendar



August 1st - Potluck



Timberly Tip for July

When July gets hot and the grass looks dry, give it a drink and watch it thrive!



🚨 SPEEDING IS A HUGE ISSUE AND WE'RE FED UP!

From FedEx to your ex, everyone entering Timberline Estates is expected to obey our 15 MPH speed limit.

Over the past several months, we have received numerous concerns from residents regarding speeding vehicles throughout the community. Children are playing outside, residents are walking their pets, neighbors are riding bicycles, and families deserve to feel safe on our streets.

Unfortunately, the speeding continues.

Effective immediately, management will be increasing enforcement efforts throughout the community. Vehicles observed speeding may have their license plates documented. Visitors who repeatedly disregard our speed limits may be prohibited from entering the community, and residents may be held responsible for the actions of their guests.



Please remember:

- 🚸 Children live and play here.
- 🐾 Pets are walked here.
- 🚴 Residents bike and exercise here.
- 🏡 Families call Timberline home.

If your visitors, delivery drivers, contractors, friends, or family members are entering the community, please remind them to slow down and respect our neighborhood.

This is not about issuing fines or creating rules. It is about protecting our residents and preserving the safe, peaceful community we all want to enjoy.

The deadline to complete your required property improvements is July 6. Reinspections will begin immediately afterward, so now is the time to make sure everything on your inspection report has been completed.

🔍 Want to review your inspection online? Log in to the Resident Portal at www.calltimberlinehome.com and visit MY DOCUMENTS tab to see your inspection details and any items that still need attention.

If you have any questions or need assistance, please stop by the office before the deadline. Thank you for helping keep Timberline Estates beautiful! 🌳

📅 July Community Calendar
July 4 – Independence Day
July 6 – Home & Yard Repair Deadline
August 1 – Potluck Reminder

TIMBERLINE ESTATES

2315 Oak Twin Lake, MI 49457
231-744-1616
www.calltimberlinehome.com
timberlineestates@yahoo.com

Where community grows under the trees



Did You Know?

The first organized Independence Day celebration included bonfires, bells, parades, music, speeches, and fireworks—many of the same traditions we still enjoy nearly 250 years later.

SEE YOU AT TWIN LAKE

Happy Independence Day from all of us! Have a safe, fun, and memorable Fourth of July!

🎨 Timberline Chalk Days 🎨

Thank you to everyone who stopped by, picked up some chalk, enjoyed a popsicle, and helped add a little more color and kindness to Timberline Estates. Every drawing, every laugh, and every family that joined in made our community a little brighter.



We love seeing our sidewalks filled with creativity—and our neighborhood filled with heart. Thank you for making Timberline feel like home.