

TIMBER COVE HOMES ASSOCIATION STRATEGIC PLAN FY 2016-18

VISION

TCHA was created in 1964 by a group of investors led by Richard Clements whose vision was the development of a sustainable community committed to mutual respect and collaboration for the enjoyment, preservation, balance and maintenance of the natural landscape of this approximately 6 square mile coastal subdivision. To maintain our mission, values, operating principles and collaborative infrastructure the HOA, at its heart, along with community involvement regularly will review and improve this Plan.

MISSION

Create and maintain a residential community of beauty, privacy and sustainability as harmonious and peaceful as our natural surroundings and foster respect and courteous interactions among all.

CORE VALUES

- ~Mutual respect and collaboration focused on the common good
- ~Responsible stewardship and accountability
- ~Love of natural surroundings and respect for ecosystems
- ~Empowered community through conversation, dialog, outreach and opportunity

OPERATING PRINCIPLES

Be Open, Honest, and Direct

~Communicate clearly, here and now, in a respectful and forthright manner; provide opportunities for community input and to hear concerns

Be Fair and Objective

~Interpret and apply rules and regulations impartially and equitably

Be Forthcoming

~Communicate the business of the Association in a timely manner with frequency and transparency

Practice Professionalism

~Conduct the business of the Association with professionalism, good judgement, efficiency and respectful behavior

Focus on Results

~Focus on opportunities—not obstacles

Foster Innovation

~Be open to new ideas and approaches

Have a Sense of Urgency

~Get on with it.

STRATEGIC AREAS OF FOCUS

COMMUNITY, SUSTAINABILITY, GOVERNANCE & MANAGEMENT AND INFRASTRUCTURE

COMMUNITY

Goal

Be a valued source for residential community building, collaboration and volunteerism for the benefit of the residents.

Objectives

- Provide opportunities for community building and participation
- Create communal spaces
- Convene conversations and dialog
- Disseminate information about meetings, gatherings and activities

Initiatives

Start

- Conduct a community wide survey for input on priorities and initiatives for the community
- Investigate opportunities for social and educational community gatherings
- Record and celebrate local history and our delicate eco-system
- Convene Town Hall meetings for community input
- Investigate acquiring un-buildable lots to be developed as “pocket parks” or for community use
- Generate and disseminate guidelines for property owners to communicate to non-residents
- Create a community bathroom

- Centralize information and communication -- places to leave or post messages for locals
- Make the Lyon's Court Club House more visible to the community by promoting it and making it easy to find
- Create opportunities to use Lyons Court Club House for community events
- Look for bigger space for Board meetings
- Create an opportunity for the community to meet candidates for the board.

Continue to

- Provide Bi-Monthly Newsletters, post to social media and telecommunication
- Expand the TCHA website
- Conduct meetings and elections
- Provide opportunities for community hospitality
- Work with the Water Board to complete the Lyons Court community office and clubhouse space
- Convene existing and create new Board Committees to include community members

SUSTAINABILITY

Goal

Drive innovation, agility and efficiency across the Association.

Objectives

- Generate long term financial viability plan
- Complete and deploy Capital Improvement Plan
- Modernize record keeping and communication systems
- Develop protocols and structures for grant writing and other options to fund targeted areas/activities.

Initiatives

Start

- Create a Finance Committee
- Conduct a survey of financial assets and practice and make recommendations for future reporting and practices
- Explore the viability of individual donations and grant writing and the appropriate system to do so
- Upgrade existing office equipment and install upgraded communications systems

- Explore the viability of increasing annual dues to make improvements to facilities and build staff capacity

Continue to

- Complete and implement Capital Improvement Plan and build into financial planning
- Continue to seek opportunities for Foundation and Government funding

GOVERNANCE & MANAGEMENT

Goal

Grow Staff and Board capacity to meet the opportunities and challenges of the future.

Objectives

- Staff and board development
- Update governance documents and procedures
- Review the Strategic Plan and update as needed

Initiatives

Start

- Review governance documents including the by-laws and update if needed
- Develop a staffing plan for FY16-18
- Seek opportunities for professional learning for Board Members
- Actively engage residents in Board and community activities
- Recruit potential board members for the future

Continue

- Write or update staff job descriptions and set annual goals
- Develop current staff
- Evaluate and implement future staff positions

INFRASTRUCTURE

Goal

Secure Timber Cove's future for generations to come.

Objectives

- Provide a plan and budget for current and future infrastructure
- Update CC&R's for compliance with fire and building codes; delete references to Unit 1

Initiatives

Start

- Write a comprehensive 3 year infrastructure plan

Start and Continue

- Safety Committee
 - ~Formalize our Fire Abatement relationship with the water board
 - ~Revise and publicize our Fire Abatement Plan
 - ~Publicize our Forest Management Plan and work with consultants and the community to enact.
 - ~Revise Disaster Preparedness plan as needed, enact and disseminate
 - ~Security
 - ~Encourage responsible invasive plant removal
 - ~Continue to develop plans to put our power lines underground.
- Roads Committee
 - ~ Finalize a 5-10 Maintenance and Repair plan for the roads
 - ~ Maintain Signage as needed
 - ~Facilitate the installation of additional mailboxes
- Trails Committee
 - ~Maintenance strategies and schedules for community involvement
 - ~Notification of responsibilities of homeowners for trails on their property
 - ~Development of markers for trailheads; signage; benches
- Architecture Committee
 - ~Investigate updating the CC&R's
 - ~Investigate mainstreaming getting Coastal Permits
- Water: TCHA liaison with Water Board
 - ~*Formalize a collaborative* coordination between the TCHA and TCCWD
 - ~Make recommendations for water conservation and recycling strategies