



Timberline Valley North Subdivision HOA

Champaign, Illinois

Fall 2022 Newsletter

UPDATE ON SUBDIVISION STREET CONDITIONS

The Champaign Public Works Department has started working on the repairs of our streets! Some of the areas have been worked on already or marked/designated for immediate repair for this fiscal year. Some areas will be completed during next fiscal year. Please be patient and attentive when driving in TVN as the work crews will be out and about this fall.

CHANGE YOUR BATTERIES

Just a friendly reminder for everyone to change the batteries on their smoke and carbon monoxide detectors as we head into the cooler fall and winter months!



PLAYGROUND/PARK UPDATE

We are in our final stages of planning and coordinating the undertaking of the proposed playground to be constructed by the Champaign Park District within the subdivision. The playground, as shared previously, will be located in the commons area between Alpine Drive and the small pond. An addition of a walking path around the small pond is also being considered as part of the project for the future. Mike Lowery (board president) and Heather Miller (board secretary) will be presenting at the Champaign Park District board meeting on October 12th to share the details of the plans with a start date of Spring 2023. The proposed name of the park is "Friendship Park" for multiple reasons. Parks bring people together and where friends are made! In addition, the Miller Family, has offered a donation toward the project in memory of their son, Luke Miller, (who passed away in 2017), because he was known for fishing and caring for the ponds as well as his kindness and friendship toward all. Stay tuned for more updates on this project!

THE LAKES

The board has voted to undertake a new approach in the maintenance of the small pond, instead of continuing the use of the current chemical program. To combat the algae bloom, the board has voted to hire a firm out of Wisconsin that removes the source of the algae bloom, which is decomposed organic material at the bottom of the pond. Not only is this decomposed organic material a major cause of algae growth, it also causes various gases that contribute to the growth medium as it was explained to us. The board is finalizing a work order with

Organic Sediment Removal Systems, LLC

<http://www.pondclean.com>

This project will be a major undertaking but we wanted to do the small pond first as a pilot project to determine if we may wish to use this method in the future for the long narrow lake between Alpine and Duncan Roads when the time comes.

There are other upgrades planned for the ponds as well in the future. The board is looking into alternatives for power for the ponds (solar) and more efficient fountains, etc. More to come!



ARCHITECTURAL APPROVAL FORM

We had a number of residents make improvements this year to their properties and/or housing structures. We appreciate those that submitted appropriate plans for the improvements to the Architectural Committee for review and approval. If you are considering a new project and aren't sure if you need approval, please contact one of the board members on the committee or send an email to:

timberlinevalleynorthhoa@gmail.com

TIMBERLINE VALLEY NORTH

CHECK OUT THE WEBSITE!

Homeowners will find information about upcoming events, contact information for the board, past newsletters and more!

<https://timberlinevalleynorth.com>

CITY LANDSCAPE WASTE PICKUP INFORMATION

To review all information about the yard waste pickup program for fall please visit:

<https://champaignil.gov/public-works/find-a-service/yard-waste>

The City of Champaign Fall Yard Waste Collection program will run from October 10 through December 9, 2022



FRIENDLY REMINDERS

- Please check your yard light to make sure it is in good working order before the cold weather hits. If you need parts to repair them see our website as we have listed a few sources (see newsletter section) to purchase these parts to repair them.
- Please be kind to your neighbors and pick up after your pets as you travel through the subdivision and visit commons areas. Trash receptacles are available in the commons areas for your use.

HOA DUES REMINDER

HOA annual dues reminders have been mailed out to each residence. Lake lots yearly dues are \$350.00 and non-lake lot yearly dues are \$175.00. You may pay by check and mail it back or now we are offering for the first time the ability to pay using PayPal. The link to pay online via our subdivision HOA website is provided below and we hope this offers another convenient way to pay your dues.

The link to pay online is:

<https://timberlinevalleynorth.com/hoaresources/pay-hoa-dues/>

Note that there is a convenience fee added per transaction to cover the service charges for using PayPal. Please see the website for details.

All dues must be submitted/postmarked by November 1st, 2022. Late fees will be charged for dues received after this date.



Keep Your Vehicles Locked

Recently, it was reported over at Boulder Ridge, that in the early morning hours two young men were observed going from car-to-car checking the handles to see if they could find any unlocked vehicles. Please make sure you keep your vehicles locked up at night to keep your belongings safe!

UPDATED COVENANTS

The HOA board is compiling the results of all the signed voting forms that were returned. The updating of the governing documents is an important and necessary process for our HOA as they were out-of-date. Board members will be coming around to residences that did not respond to provide replacement forms and/or to gain additional responses. As reported at the recent HOA annual meeting, approximately 20 more forms are needed to gain the needed majority to place the updated covenants on file. If you still have your packet delivered to your home, please return your ballot to the address provided on the documents. Thank you for your help with this important process!

Fall Gathering

Sunday, October 16th at 4 to 5:30pm

A fall gathering will be held near the intersection of Gold Medal Drive and Bonnie Blair Drive. A small section of Gold Medal will be blocked off for the event. Come out and join your neighbors for some food and a firepit for roasting marshmallows!



3rd Annual Christmas House Decorating Contest

Just a quick reminder that with the holidays approaching, the HOA will host the third annual Christmas House Decorating Contest. Start making plans to be the next "Clark Griswold" of Timberline Valley North!

