



# Timberline Valley North Subdivision HOA

Champaign, Illinois

Late Summer 2023 Newsletter

## ICE CREAM SOCIAL AND CITY NIGHT OUT

The Timberline Valley North HOA  
and  
National Night Out  
invite you to

# TVN'S ANNUAL ICE CREAM SOCIAL

**Tues, August 1**  
6-7 PM  
ALPINE DRIVE

Come enjoy a free ice cream treat and hang out with neighbors! National Night Out is an initiative to promote neighborhood camaraderie and community-police partnerships to help make our neighborhoods safer, better places to live.

Free safety light giveaway while supplies last!



## SAVE THE DATE! All Subdivision Fall Garage Sale Saturday August 26, 2023

Timberline Valley North, Timberline Valley South and Sawgrass Subdivisions are collaborating to host subdivision garage sales on August 26 on 2023 from 7:00 AM to 1:00 PM. We hope many of our homeowners will participate!

## Did you notice?

Thanks to the City of Champaign for changing all our street signs (and the poles) so they are much more readable!



# PRESIDENT'S MESSAGE

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Dear Timberline Valley North Neighbors,  
Your Timberline Valley North HOA Board of Directors sends warm summer greetings along with this update on neighborhood news.

We are pleased to share an update about the restoration work of the small pond between Timberline and Alpine drives. The sediment removal process was completed this spring, returning much of the pond to more than five feet in depth. The sediment that was removed will continue to dry over the next few months in the holding bag just south of the large lake. By Spring of 2024, that area will be ready to excavate, landscape, and return to its natural beauty!

In the meantime, the Board hopes you've enjoyed the color that has been added at the subdivision sign along Bradley Avenue. The Champaign Parks Department continues the work of maintaining the Flower Island that was installed in the spring.

As the summer months are in their homestretch, the Architectural Committee would like to remind all residents to submit Architectural Approval Forms prior to beginning any structural improvements on your home. **This includes solar panel installation.** The form and additional Architectural information can be found on our website.

Finally, the Social Committee would like to extend a warm invitation to our Second Annual Ice Cream Social. Our event will be held in conjunction with National Night Out on **Tuesday, August 1 from 6-7pm.** Come spend time with your neighbors and enjoy a free ice cream treat with us. Find us near the small pond on Alpine Drive. Representatives from the Champaign Police Department will be on hand to greet and interact with homeowners!

As always, we strive to keep our website updated as a source of current information. Please check in at **timberlinevalleynorth.com** for news and resources. Thank you for being an important part of the Timberline Valley North community!

Sincerely,  
Michelle Martin, President  
Timberline Valley North HOA

## ARCHITECTURAL APPROVAL FORM REMINDER

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TVN residents make improvements to their properties and/or housing structures year round. This includes SOLAR PANEL installations. Please remember to submit 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 send an email to **timberlinevalleynorthhoa@gmail.com.**

**Forms and Info:**

**<https://timberlinevalleynorth.com/hoaresources/forms/>**



# WILDLIFE SIGHTINGS

During the hot weather, animals are looking for food and water so there may be more activity by wildlife in our area, especially since we are in proximity to farm fields. Please be aware that we share the outdoors with many species of animals including geese, possums, raccoons, coyotes, etc. If you have small pets you may not want to leave them out unattended in the late evening as several "critters", including coyotes, have been spotted in our subdivision. Call the local animal control office or police department for assistance if the animal poses a threat to public health or safety.



## VISIT OUR WEBSITE!

Homeowners will find information about upcoming events, contact information for the board, architectural information and forms, past newsletters and more! You may also read or download the most recent set of covenants and bylaws on the website!

<https://timberlinevalleynorth.com>



## Happy Green Services

The HOA Board approved a new mowing contract with Happy Green Services in June. They have been doing a great job around all the ponds and commons areas!

## FRIENDLY REMINDERS

- Please check your yard light to make sure it is in good working order. If you need parts to repair them see our website as we have listed a few sources (see newsletter section).
- 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.
- Please park all vehicles on your driveway or in your garage. This is especially important during the summer months when vendors such as roofers and landscape/yard maintenance companies need a place to park while working on residences.



The Island bed at the intersection of Sharon and White Pine was spruced up in June! Stop by and see the new plants and mulch!





## **Fountains/Lake Updates**

You probably have noticed the lakes look pretty good this season so far! There has been a lot of maintenance done on them and the lower temperatures helped earlier in the season to keep the algae and other aquatic plant growth to a minimum. Three of our four fountains are currently at the factory being assessed for repairs needed. These are 10+ year old fountains and may need replaced to newer/better technology to help with the aeration of the water. We are waiting to hear from the factory about repairs.

The small pond that had the sediment pumped out earlier this spring continues to be treated for new aquatic plant growth. Due to the newly excavated pond floor (post sediment removal) dormant aquatic seeds that were left behind in soil that makes up the new floor, now are sprouting continually. We will continue working with the lake control contractor on a new regimen for this renovated pond space.

## **SUBDIVISION CARE AND MAINTENANCE REMINDERS**

- Homeowners with yards that back on Duncan Road, it is time to trim your trees up again so that there is at least 8' of clearance on the sidewalks (per the covenants) This is helpful for the safety of pedestrians and for our mowing contractor. Those in non-compliance with the covenants will receive notices.
- All garbage cans/toters must be out of sight when it is not collection day. Cans may not be left near the front of the house to improve the aesthetics of our neighborhood. Placing them on the side of your home near the rear or other less-visible place is appreciated! Those in non-compliance with the covenants will receive notices.