



Timberline Valley North Subdivision HOA

Champaign, Illinois

Late Fall Newsletter 2023

HAVE YOU VISITED 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>

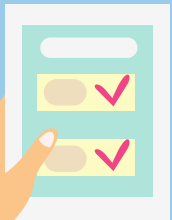
SUBDIVISION CARE AND FRIENDLY REMINDERS

- 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. 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 (where they can be easily seen from the road) to improve the aesthetics of our neighborhood. Placing them in a non-visible place is appreciated! Those in non-compliance with the covenants will receive notices.
- Be sure to lock your vehicles at all times (even in your driveway) to protect your valuables. Several nearby subdivisions have shared that homeowners had items taken from unlocked vehicles recently.



ARCHITECTURAL APPROVAL FORM REMINDER

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/>

PRESIDENT'S MESSAGE

Dear Timberline Valley North Neighbors,

Your 2023-2024 Timberline Valley North HOA Board of Directors sends its greetings along with this update on neighborhood news.

Thank you to our members who were able to attend this year's Annual Meeting. During that meeting, your 2023-2024 Board of Directors was elected, and the budget was approved for the fiscal year.

Your Board of Directors is committed to maintaining the aesthetics and condition of our neighborhood throughout the changing seasons. The fountains were recently removed and will be stored for the winter. With the time change and our progression into the winter months please remember to check your yard light to ensure it is in good working order. The yard lights serve as our primary neighborhood lighting system. Every single post matters!

Remember to check our subdivision website, timberlinevalleynorth.com, for access to news and resources, including architectural forms and board contact information. We are so glad you are part of the Timberline Valley North community!

Sincerely,
Michelle Martin
Timberline Valley North HOA President



Happy Green Services

The HOA Board appreciated the work done by our new mowing contractor this season! They did a great job around all the ponds and commons areas!

ADDITIONAL NEIGHBORHOOD INFORMATION

- A summary of the architectural policies and general subdivision information may be downloaded at:
<https://timberlinevalleynorth.com/hoare-sources/covenants-bylaws/>
- Please be kind to your neighbors and pick up after your pets as you travel through the subdivision and visit commons areas. Trash receptacles and disposal bags 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 winter months so snow plows, garbage trucks and the mailperson can navigate the subdivision easily.



2023 Timberline Valley North Holiday Decorating Contest

Holiday Greetings, one and all!

This year marks the fourth annual Timberline Valley North Holiday House Decorating Contest. Each house is invited to participate by giving your home and yard a festive glow this holiday season. There are no rules in what and how you decorate. Just get the family together and enjoy the process of helping to light up the neighborhood this holiday season! Prizes will be awarded!

All entries must be received by Saturday, December 16, 2023.
A selection committee of TVN homeowners who do not serve on the HOA board (and are not competing in the contest) will be judging this year's entries!
HOA board members are eligible to submit an entry.
Winners will be announced and prizes distributed shortly after selection.

***Please note that the winners from the 2022 contest will be ineligible to win prizes in the 2023 contest.**

WAYS TO ENTER



EMAIL

Send a message to Michelle Martin at timberlinevalleynorthhoa@gmail.com. Please put "Holiday Contest" as the subject and include your name and home address in the email.

TEXT

Send a text to Michelle at 219-309-9073. Make sure you include your name, address, and the words "Holiday Contest."

U.S. MAIL

Timberline Valley Subdivision
P.O. Box 3904
Champaign, IL. 61826-3904
Include your name and address, and mention "Holiday Contest."

*Happy Holidays to everyone
from your Timberline Valley North HOA Directors!*



Commons and General Subdivision Updates

This fall, the board approved the purchase of three new fountain pumps to replace those that had worn out after 11+ years of service. All the fountains have now been removed for storage for the winter by our contractor, Solitude, Inc. Additional wiring replacement will be needed on the small pond, as a muskrat chewed through the power cord on the fountain so it would no longer work. Estimates are being requested for the repair with animal sheathing added to the cable to protect it from further damage.

The silt bag located near the large lake is still draining from the small pond silt removal project this past summer. It takes approximately 8 to 10 months depending upon the weather for the bag to drain fully. Once the silt has dried out appropriately, the commons area will be renovated in late spring or early summer 2024. Watch for more updates on this project!

Board member, Heather Miller, worked with the City of Champaign arborist this summer and fall to identify trees needing trimmed and those needing removed in the subdivision boulevards. Several dead trees have already been removed and the arborist continues to work on trimming as crews are available. If you have a tree needing attention please contact the Champaign Public Works at <https://champaignil.gov/public-works/report-a-problem/>

Park Project

The mini-park project planned for the empty commons lot (along Alpine Drive) reported on at the HOA annual meeting is continuing along it's planning and approval processes with the Champaign Park District and City of Champaign. The lot was surveyed over the summer and the Park District worked on the many internal approval processes along with the Park District's and HOA lawyers and the city engineer's office. The final project approval rests with the Champaign Park Board. The project must be voted on for inclusion into the Park District fiscal budget before the project can be implemented. The Park District anticipates the mini-park approval in the next couple months and some work to begin late spring/early summer. Watch for updates as they become available!

