



Timberline Valley North Subdivision HOA

Champaign, Illinois

Spring 2024 Newsletter

PRESIDENT'S MESSAGE

Dear Timberline Valley North Neighbors,

The fountains are running, the grass is greening, and signs of spring are all around. The HOA Board is working with our lake management company to have all the fountains operating soon.

As you might expect, the repairs and maintenance of our lakes are costly. Because of this, the HOA Board has approved a special assessment, due June 1, which should be arriving in your mailbox soon. In addition, the HOA Board is currently projecting how much annual dues will need to be increased to keep up with the rising costs associated with maintaining our green spaces and other expenses.

We plan to hold a special meeting later this spring to answer any questions you may have about green space maintenance and other rising costs. Details will be sent out once they are confirmed. Remember to check the website, timberlinevalleynorth.com, for the latest updates.

Sincerely,

Michelle Martin

Timberline Valley North HOA President



Subdivision Fishing Policies

Spring has sprung and more people are out using the commons areas! If you would like to fish in the subdivision ponds all lake and non-lake lot residents are welcome to do so. If you invite a guest to fish, you must remain with that individual while they are actively fishing at the ponds. Each individual over 16 must also have a valid fishing license. Licenses are not required for anglers who are under the age of 16, legally blind or disabled, or residents on active military service. Please be kind to the environment and clean up your garbage and any fishing line when you leave the area.

Per the direction of the Champaign Police, residents should not approach anyone fishing to question them about their residency, if they have a license or if they are taking fish from the ponds. It is against the law to harass hunters/anglers about fishing regulations unless you are an authorized agency official. There are many residents that you may not know personally, so please remember to be respectful and neighborly. If you have concerns that someone is damaging property or causing issues at the lakes please contact the **Champaign Police at the non-emergency phone number 217-333-8911 to report the matter.**

ARCHITECTURAL APPROVAL REQUESTS

It's that time of year again when we all start outside projects! TVN residents who wish to make improvements to their properties/home remember to submit a request to the HOA to approve your project. This is not intended to hinder anyone, rather to ensure that everyone stays within compliance of the covenants and follows the same polices. This includes SOLAR PANEL installations. 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 more information may be found at:

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

SAVE THE DATES!

Garage Sale--May 18

Yard Waste Pickup--May 20

Annual Cleanup--June 8

Ice Cream Social--July 20

Fall Festival--September 21

Annual Meeting--October 12



Happy Green Services

Our contractor has resumed mowing the commons around the lakes and the easements along Duncan and Bradley Avenues. If your yard connects to these areas please remember to mow up to your property line and not into the easements. Thank you!

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 important for the safety of pedestrians. Those in non-compliance with the covenants will receive notices from the HOA and the City of Champaign.
- 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.





Commons and General Subdivision Updates

- Our fountains are back up and running! The fountains on the long lake and in the big lake are both currently installed and operational. The repair to the cable (chewed on by muskrats) for the small lake is in process so it will be back in action shortly!
- Board member Heather Miller worked with the City of Champaign arborist division to get trees along the street easements touched up and dead/dying ones removed. If you have a tree in the easement needing attention please contact the Champaign Public Works at <https://champaignil.gov/public-works/report-a-problem/>
- The renovation around the silt bag from last season's lake silt removal project has begun! The silt bag will be covered, and the whole area will be graded and re-seeded.
- The City of Champaign Engineering group has contracted a storm water study with Farnsworth Group to review concerns expressed by the HOA Board about the water and sediment flow into our long pond along Duncan Road. Storm water was re-routed during a Duncan road improvement in 2011 sending water and sediment from the area into our pond. Board member, Heather Miller has been working with the City of Champaign on these concerns for the past year, as the additional silt and water runoff impacts our lake health and algae growth significantly. The influx of silt has also made our lakes very shallow (it travels through to the others as well). The existing storm sewers installed during the road improvements were deemed to be too shallow to handle the volume, so the study will provide recommendations. Stay tuned for more to come!

Park Project Update

The mini-park project planned for the empty commons lot (along Alpine Drive) was voted on and approved by the Champaign Park Board for inclusion in the 2024 capital budget. There are several legal steps to complete yet with the city and layers of approvals to obtain before work may begin. The Park District anticipates some work to begin this summer. Watch for updates as they become available!

