



# Timberline Valley North Subdivision HOA

Champaign, Illinois

Late Summer 2024 Newsletter

## **PRESIDENT'S MESSAGE**

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Dear Timberline Valley North Neighbors,

I want to extend the Board's appreciation for your active participation in Timberline Valley North this summer! Our ice cream social saw a record turn-out of nearly 55 neighbors coming to enjoy a treat and spend time together. June's Special Meeting saw a full house of neighbors coming to hear the latest updates on our community. In addition, we are pleased to see so many people out walking, biking, fishing, and spending time outside in our neighborhood.

Another way you can participate is serving on the HOA Board of Directors. Currently, we have one vacancy on the board, with annual elections coming up in October. Would you be interested in helping to make decisions about the maintenance and future of our community? Please reach out to [timberlinevalleynorthhoa@gmail.com](mailto:timberlinevalleynorthhoa@gmail.com) to let us know of your interest.

Wishing all of you a wonderful remainder of summer!

Sincerely,

Michelle Martin

Timberline Valley North HOA President

## **SAVE THE DATES!**

**August 24th - Fall Garage Sale (collaborating with Sawgrass and Timberline South Subdivisions)**

**September 21st @ 4pm - Fall Festival (location information to be sent out closer to the event)**

**October 12 @ 1pm - HOA Annual Meeting (Centennial High School--enter through the north event/student entrance)**



## COMMONS AND GENERAL SUBDIVISION UPDATES

- 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 City of Champaign Engineering group will be finalizing the storm water study with Farnsworth Group within the next couple months. This was done to address concerns expressed by the HOA Board about the water and sediment flow into our detention ponds. Stay tuned for more updates!
- Our fountains are running but the length of time they run has been reduced to save on power costs. The fountains do occasionally trip the breaker due to moss buildup in some parts of the lakes, but they have been easily reset by board members when they shut off temporarily.

## SUBDIVISION STREET UPDATES

The city engineers recently reviewed our street conditions and have identified portions of Valerie and Alpine drives that are eligible for panel replacements and more permanent patches this fall. Other streets, including Bonnie Blair, western portions of Valerie, the western half of Timberline, and the southern stretch of Alpine, will stay on a watch list and be evaluated yearly. Future repairs that will affect our neighborhood include an overhaul on Duncan north of Bradley, as well as work on Bradley extending west from Duncan. These repairs are tentatively slated to be completed by 2025. We appreciate the city working on our deteriorating roads!

## 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](mailto:timberlinevalleynorthhoa@gmail.com).

**Forms and more information may be found at:**

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

## FINAL NOTES....

- **Be sure to lock your vehicles at all times (even in your driveway) to protect your valuables.** It is recommended you take high value items inside with you in the evenings. TVN and other area subdivisions have recently had some recent break-ins. Leaving your outside lights on and adding cameras to your home also helps safeguard our subdivision! We have extremely low crime in our area and if we help each other and speak up if we see something, that will continue.
- **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.
- **Our subdivision storm sewers are being cleaned out over the next couple months** by a contractor secured by the City of Champaign so please watch out for the large trucks working. We have a lot of root growth and debris in our drains, so this should help with water flow going forward. Please do your part to keep our drains clear.
- **Solicitors** – Homeowners who do not wish to have solicitors must put up a sign or note that is visible at the front entrance of their home indicating “NO SOLICITING”. We are getting many solar companies, roofing and yard contractors canvassing our subdivision. These individuals are allowed to visit our subdivision as long as they have secured the proper city permit to go door-to-door in our city. They must adhere to any request for no solicitations if you have it visibly posted.
- **SeeClickFix** – The City of Champaign Public Works Department implemented an app that allows residents to submit requests for service through a mobile interface while they are out and about in the community including reporting potholes, light poles that aren't working, graffiti, etc. Any service request submitted will automatically be forwarded and entered into the Public Works Department's work order system. Staff will monitor SeeClickFix service requests during normal business hours, which are 7:30 a.m. to 4:30 p.m. Monday through Friday. Visit [HERE](#) to access information online.