



Timberline Valley North Subdivision HOA

Champaign, Illinois

Winter 2025 Newsletter

Dear Timberline Valley North Neighbors,

Welcome to the new year -- the Timberline Valley North HOA Board Directors hope that 2025 is a prosperous and healthy one for you and your family!

During the regular board meeting in November 2024, the newly constituted board voted on new officers and conducted subdivision business. The newly constituted board roles are as follows:

- Sherri Akers -- treasurer
- Kimi Bradley -- at large director
- Martin Byrne -- at large director
- Melissa Hinkle -- secretary
- Claire Johnson -- at large director
- Heather Miller -- president
- Adrian Peacock -- vice president
- Ed Piatt -- at large director
- Jeanne Richards -- at large director

Timberline Valley North HOA Website

<https://timberlinevalleynorth.com/>

Please continue to send all correspondence to the board/officers via email at timberlinevalleynorthhoa@gmail.com when you have questions, concerns, need to submit an architectural item for review, or have other documentation requests.

Vandalism at the Small Lake

On Saturday, January 11th between 3:15 and approximately 3:45pm, three males in their late teens or early 20's were seen by multiple homeowners with shovels down by the small pond. They were digging out the rip-rap rocks around the small lake and tossing them out onto the frozen pond trying to break the ice. This causes loss of the important erosion control provided by the rip rap once spring thaw occurs.

The vehicle was caught on multiple home cameras and is seen above. It traveled west on Timberline, north on Meghan Drive. If you have any additional information (camera video or other) regarding these individuals or can identify the vehicle, please contact the board at timberlinevalleynorthhoa@gmail.com.





COMMONS AND LAKES UPDATES

- The City of Champaign Engineering group has been working with Farnsworth Group for the past 6 months to address concerns expressed by the HOA Board about the water and sediment flow into our detention ponds. No update has been provided to the HOA as of the date of this newsletter, but we hope to have more information by the spring, as this will be key to making some needed improvements to our detention ponds/lakes.
- If you have a tree in the easement needing attention (broken branches or hanging too low over your sidewalk) please contact the Champaign Public Works at <https://champaignil.gov/public-works/report-a-problem/> The grounds committee had worked with the City of Champaign over the summer and fall to identify and address most of the trees of concern, but please feel free to submit a request if a new issue has arisen or one tree trimming was missed or needs more done.

ARCHITECTURAL APPROVAL REQUESTS

TVN residents who wish to make improvements to their properties/home need to 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/>

SUBDIVISION STREET UPDATES

The city engineers worked on projects in our subdivision including on Alpine Drive this fall. More improvements are under consideration as budget allows for the panel repairs on the areas of most concern. If you have a road issue or potholes to report please submit those online with the new ticketing system at: <https://seeclickfix.com/>
You will be asked to create an account to utilize the system.

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.

HOLIDAY DECORATING IN TVN

A big "thank you" to all who put in time and effort to decorate their homes during the holiday season! This year, board members traveled throughout the subdivision to identify some of the top decorators in the subdivision. There were a lot of homes that did a great job and received recognition. A card with donated Dunkin Donuts giftcards were given to multiple homeowners. Below are some photos of only a few of the top decorators!



FINAL NOTES....

- **New policies regarding rentals and Air B&B's in the subdivision** are now available online on the TVN HOA website. The board worked with the subdivision's legal counsel to create language that is enforceable. The board will be reviewing the number of rentals in the subdivision that are currently in place, and will be enforcing the new policies. No new rentals can be established until the number of rentals drops below 15 again. Additionally Air B&B's are no longer allowed to be in operation in TVN. Please visit <https://timberlinevalleynorth.com/hoaresources/covenants-bylaws/> to review the documentation.
- **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. There are still many homeowners who have not corrected this on their property, so please complete this soon. Those in non-compliance may receive notices and/or potential fines.
- **Assessment letters** will be sent out again regarding those who have outstanding payments for dues and other fines. Be sure if you have not paid your HOA dues, special assessment dues from last summer or you owe for other fines, please settle those up as soon as possible so they do not become a lien on your home.
- **Insurance** – The HOA Board is investigating new options for insurance that the HOA is required to carry for the commons and directors/officers. Bids have been requested for consideration; it is anticipated that the HOA will be able to save money in the budget based upon the bids already received.
- **Remember 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 had some minor break-ins in the fall. 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.

TIMBERLINE VALLEY NORTH SUBDIVISION AND HOA

If you are interested in joining the private Facebook subdivision group, please search for the group name above and complete the questions required to join.

We hope to see you online soon!

