



Timberline Valley North Subdivision HOA

Champaign, Illinois

Spring 2025 Newsletter

Dear Timberline Valley North Neighbors,

Spring is upon us and more people will be out and about to enjoy our neighborhood! We hope you can get outside and enjoy some beautiful spring days! We have a few springtime reminders for residents so we may keep our area safe, clean and maintain property values:

- When walking a pet, please take a moment to clean up your pet's waste on both private property and commons areas. "Doggie bags" are provided on multiple posts found in the commons areas for your use.
- Be sure to keep sidewalks clear of vehicles or the police may be contacted and a fine issued to the vehicle owner per city ordinances.
- Vehicles owned by residents must be garaged or parked in your driveway other than for temporary purposes (***per the covenants section 14 - voted on by all residents in the covenants revision in 2023***) Street parking is for temporary visitors only and not in excess of 72 hours per city ordinance. The streets are narrow so please keep vehicles on your driveway or in your garage. Boats, trailers, RV's and other similar vehicles may not be parked in the subdivision on a continuing basis unless they are in the garage.
- Check your outside light pole to be sure it is working properly to help those that are walking in the evening see as they travel throughout the subdivision.
- If you have a low-hanging branch on a city-owned tree (in the easement) please email the HOA and we will contact the City of Champaign arborist to come remedy the issue on your behalf. Private property trees will also need maintained so they give 8' to 10' of clearance over sidewalks.
- **Garbage cans** have become more of an issue due to toters becoming more popular. Note that all garbage toters or cans must be out of sight on non-pickup days. Notices will be sent to homeowners needing to make adjustments over the next few months to improve the look of the area. Homeowners may use an enclosure to house the cans, put them in the garage or utilize other screening methods.
- **Geese in the subdivision:** Do not feed the geese as this is prohibited (section 6, protective covenants). Avian flu is also a concern per the C-U Public Health so we don't want to encourage a large goose population to stay in our subdivision.
- **Squirrel fever** - The Champaign-Urbana Public Health District is urging residents to remain vigilant for symptoms of tularemia (Squirrel fever) following reports of illness and death among squirrels in Urbana. One squirrel in the area tested positive for the disease, which poses a risk to both humans and animals.



IMPORTANT--UNPAID ASSESSMENTS & FINES

Notices were mailed out to residents with outstanding payments for dues, special assessments and other fines in March 2025. Over \$5000 in unpaid dues and special assessments are outstanding to the HOA.

Fines and dues unpaid as of May 1, 2025 will be turned over to the subdivision legal counsel for collections of the dues plus any incurred legal fees. Please email the board treasurer at timberlinevalleynorthhoa@gmail.com if you have questions or received one of the notices.

SAVE THE DATES!

- **Landscape Waste Pickup:** the last city pickup for our subdivision is Monday, May 12, 2025
- **Subdivision Garage Sale Dates:** Friday May 16th NOON– 7:00 PM & Saturday May 17th 7:00 AM – 1:00 PM (collaborating with Sawgrass, TVN South and Boulder Ridge Subdivisions on the dates!)



COMMONS AND LAKES UPDATES

- Happy Green has begun mowing the commons areas again including the easements along Duncan and Bradley Avenues. **Homeowners are responsible for cutting the grass on the outside of their fences along Duncan and Bradley Avenues. Please trim the grass on your property up to the sidewalk.**
- The City of Champaign Engineering group has been working with Farnsworth Group for the past 8 months to address concerns expressed by the HOA Board about the water and sediment flow into our detention ponds. We have been notified that the board should receive a report within the next few weeks from the City of Champaign. Once we receive the report we will share the information with our residents including any action items that the city is considering.
- The pond fountains have been installed by our lake contractor this week and lake treatments have also begun! Please contact us via email if you see a problem with a fountain so we can address the concern.

A friendly reminder to use the following email to contact the board: **timberlinevalleynorthhoa@gmail.com**. This will help the officers route your need or concern to the appropriate board member to address in a timely fashion. This is especially important when you have an architectural item for review, are selling your home, have a change of renter, paying dues or other needs. Thank you!

**Timberline Valley North HOA
Website**

<https://timberlinevalleynorth.com/>

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 policies. 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 repair projects in our subdivision recently including on Valerie in March/April. 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.

GENERAL NOTES....

- **Rentals and Air B&B's in the subdivision policies** are available on our HOA website. No new rentals may be established until the number of rentals drops below 15 again. Those with rentals may be contacted by the HOA to ensure that policies are being followed and to verify contact information of the renter. We appreciate property owners providing the information to the HOA for current or new renters within 30 days of a new lease being signed. Air B&B's are not allowed to be in operation in TVN. The policies may be downloaded by visiting this page on our website: <https://timberlinevalleynorth.com/hoaresources/covenants-bylaws/>
- **HOA Insurance Change** – The HOA Board has changed liability and directors and officers insurance (effective May 1) after reviewing bids from nearly 20 companies. We have signed a new policy with State Farm Insurance Company. This policy has increased coverage levels and a savings of nearly \$700 annually. We thank board member, Martin Byrne, for working on this extensive project!
- **Goose Nest Project** – Thank you to resident, Michelle Martin, for representing our subdivision again at the “Friends of Geese” workshop. Plastic shields were made to use for the Illinois Department of Natural Resources approved project to reduce the goose population in urban areas. Each spring, TVN participates in this community-wide effort to humanely limit the growth of the goose population in our neighborhood. Volunteers visit the nests and oil the eggs to render them unviable (under a permit from IDNR). This process requires three people to effectively and safely treat each nest (using the shields) as geese can be aggressive. On March 30, Michelle and other volunteers treated 7 nests with 26 eggs. If you are interested in helping with this project to help keep the goose population to a minimum, please contact Michelle Martin at killebrewmichelle@yahoo.com.
- **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 daily. 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. Thank you for watching out for each other!

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!

