

**TVSHOA
HOMEOWNER UPDATE
MEETING**

02/04/19

AGENDA

- Call to Order
- 2018 Highlights
- 2019 Goals
- Welcome New Neighbors
- Homeowner Meeting Locations Dates & Times
- Garage Sale & Clean-Up Event Dates
- Budget & Assessments
- Bradley Bridge Project & Drainage

AGENDA

- Architecture Committee
- Nuisance Issues
- Covenant Amendment Proposals
- Neighborhood Watch
- Retention Ponds
- New Business
- Adjournment

ANNUAL HIGHLIGHTS – 2018 STAR AWARDS



2018 HIGHLIGHTS

- Achieved 100% homeowner participation in assessments in 2018
- Kept the 3 major promises made at the vote to incorporate meeting:
 - Obtained liability insurance for the neighborhood and board
 - Began building a reserve fund
 - Obtained control of the ponds from outside ownership.
- Filed for and obtained city grants to assist with legal fees and procurement of the ponds.
- Strengthened confidence that TVS homes are an excellent investment
- Eliminated buyers and lenders uncertainty created by outside commons ownership
- Subdivision home sales rebounded in 2018

2019 GOALS

- Create a mission statement
- Strive to make TVS a safe, clean and enjoyable place for everyone
- Don't let board become "Big Brother" overbearing
- Develop proposals regarding Westlake parcel at the tip of Lake Erin
 - "Owned" by Westlake Develop Corporation, entity does not exist
 - Lake Erin drainage issue resolution may involve that parcel
- Document homeowner submitted issues (pictures and location description)
- Define root cause of issues and best resolution (time & budget)
- Define & document retention pond issues (drainage, erosion, algae, wildlife)
- Determine feasibility of a Neighborhood Sign (Cost & Placement)

WELCOME NEW NEIGHBORS

- 19 new homeowners in the subdivision in 2018
- We want to welcome everyone to the neighborhood
- We invite you to register for electronic communication with the HOA
- Bylaws and owners certificates & homeowner registration are all available at:
 - timberlinevalleysouthhoa.com
- We invite you to sign up and use Nextdoor
 - You can keep current on local activities, events and news
 - It also allows both private and public communication with your neighbors
 - You can communicate without openly sharing your email address

HOMEOWNER MEETING LOCATION DATES & TIMES

- Q1 Homeowner Update – Champaign Library – Monday 2/4, 6:30 - 8:30pm
- Q2 Homeowner Update – Champaign Library – Tuesday 5/7, 6:30 - 8:30pm
- Q3 Homeowner Update – Champaign Library – Tuesday 8/6, 6:30 - 8:30pm
- Q4 HOA Annual Meeting – Parkland College – Tuesday 11/54 6:30 - 8:30pm

- A homeowner proposed we meet in the morning on Saturdays to improve attendance at a location closer such as the Mattis Fire Station.
- Any motions from the floor to move the meetings to a different time and place?
- A poll of homeowners is needed to get the more feedback

2019 PROPOSED BUDGET

Income	2018 YTD	2018 Rem.	2018 Projected	2019 Budget
Assessments & Late Fees	\$ 12,980		\$ 12,980	\$ 12,800
Fees	\$ -		\$ -	
Neighborhood Service Grant	\$ 1,044		\$ 1,044	\$ 600
Total Income	\$ 14,024		\$ 14,024	\$ 13,400
Expenses				
Legal Fees	\$ 4,214		\$ 4,214	\$ -
Insurance	\$ 2,696		\$ 2,696	\$ 2,696
Property Purchase	\$ 3,580	\$ (128)	\$ 3,452	\$ -
Income Tax Preparation	\$ 450		\$ 450	\$ 450
Pond Maintenance	\$ -		\$ -	\$ 3,900
Office Supplies	\$ 119		\$ 119	\$ 100
Postage	\$ 296	\$ 20	\$ 316	\$ 125
Web hosting	\$ 143	\$ 164	\$ 307	\$ 164
PO Box Rental	\$ -	\$ 75	\$ 75	\$ 75
Corporate Registration	\$ 10		\$ 10	\$ 10
Administrative Costs	\$ -		\$ -	\$ -
Social Committee	\$ -		\$ -	\$ -
Garage sale ads	\$ 28		\$ 28	\$ 28
Wildlife Management	\$ -		\$ -	\$ 500
Dumpster	\$ -		\$ -	\$ 600
Total Expense	\$ 11,535		\$ 11,666	\$ 8,648
Surplus (Shortfall)			\$ 1,211	\$ 4,752

	2018 Projected	2019 Budget
Special Fund: Property Tax		
Deposit	\$ 1,148	
Expense		\$ (1,148)
Balance	\$ 1,148	\$ -
Reserve: Retention Basin Maint.		
Deposit	\$ 1,211	\$ 4,752
Expense		
Balance	\$ 1,211	\$ 5,963

Other 2018 funds:

\$5000 from City of Champaign

- \$4400 toward pond purchase
- ~\$600 toward fall dumpster

BUDGET & ASSESSMENTS

- 99 of 195 homeowners have paid their 2019 assessment (51%)
- Late fees begin 3/2
- \$6,800 in assessments collected as of today for 2019
- \$2564 for insurance; \$641 in 4 installments on 1/15, 4/15, 7/15, 10/15
- \$1147.93 for 2018 property tax due 6/1
- Paid from escrow acquired at closing
- ~500 for 2018 tax return due 4/15

GARAGE SALE & CLEAN-UP EVENT DATES



- Garage Sale Date – May 11 proposed
- Timberline North has had it on May 18th in the past
- Do we stay sync with other subdivisions or go early?



- Clean-up Event Saturday September 21st from 9-5pm
- Residents can make arrangements to drop off big furniture / mattress etc. on Friday late afternoon by contacting Debby B.

BRADLEY BRIDGE PROJECT & DRAINAGE

- Public Works to address drainage issues along Bradley Ave
- Ditches will be regraded, curbs added and inlets will channel water to ditches
- Sidewalk will be added from Bluegrass to Crestwood
- Additional lighting is being provided along Bradley to light bike path, road & walk
- Bike lanes & walk on both sides, with a left turn lane on Bradley at Crestwood
- Finished bridge to look like the Windsor Bridge I-57 Overpass
- Project bids submitted in January, project to start in March of 2019
- Crestwood entrance will be closed for some period at the beginning

BRADLEY BRIDGE PROJECT & DRAINAGE

Assistant City Engineer Chris Sokolowski feedback to Stephanie B

- Project improves ditch grading along Bradley, not along the interstate
- Should not degrade or improve drainage issues in Erin Dr backyards

Need to discuss Erin Dr issues with Leslie Heath (Champaign Drainage)

Determine if I57 drainage ditch contributes to Erin Dr issue

- IDOT would need to address if that is concluded
- HOA can drive for issue resolution with City and IDOT as needed

ARCHITECTURE COMMITTEE

- Originally expedited committee formation per lawyer recommendation
 - Control 3rd party owner from degrading / damaging commons
 - Removal of trees, docks etc.
- Not as critical now & neighborhood is a built out
- Consistent guidelines in line with city standards is still a good
- Cover decks, roof replacement, solar roofs, fences, docks
- Homeowner vote of approval needed to make active

NUISANCE ISSUES

- Calls & Emails to HOA
 1. Grass / weeds not being mowed
 2. Home not being maintained, dead trees, shrubs, deck
 3. Cars being worked on in driveways rather than in garage
 4. Debris and garbage cans visible from street
 5. Excessive noise issues
 6. Storage PODs remaining in driveway too long
 7. Post lanterns not functional
 8. Fences in disrepair, chicken wire fencing should be temporary

NUISANCE ISSUES

- Items #1 - 6 are nuisance issues covered by city ordinances
- Link added on our website to the Champaign Nuisance Web Page
- Homeowners can report nuisance issues to city or HOA
- Post Lanterns & Garbage are covenant & ordinance issues
- Chicken wire fencing should be temporary or restricted will need a homeowner vote of approval
- Other issues ?

COVENANT ISSUE AMENDMENT PROPOSALS

Clarify post lamp covenant

- Well-lit streets promote a safer neighborhood and deter crime
- Post lamps required on all homes since street lamps were not provided
- 23 nonfunctioning post lamps in the subdivision when checked months ago
- Please keep post lamp functional 60W or equivalent light bulb
- Honor system for 2019, homeowner vote on if there is a need for fines in 2020

COVENANT ISSUE AMENDMENT PROPOSALS

(10) Garbage and refuse disposal

- No lot shall be used or maintained as a dumping ground for rubbish.
- Trash, garbage and other waste shall be kept in appropriate sanitary cans and yard waste bags, out of sight from the street, except for the night before and the day of their designated trash pickup.
- Items placed by the curb meant as free giveaways must be removed from sight from the street within 48 hours.
- Honor system for 2019, homeowner vote on if there is a need for fines in 2020

COVENANT ISSUE AMENDMENT PROPOSALS

- “A TV Satellite dish shall be professionally installed in the least conspicuous location on the property where an excellent signal can be received.”

NEIGHBORHOOD WATCH

- Crime in Timberline South has diminished but is still present
- Simple deterrents that help
 - Keep your post lamp functional, a well lit home is a less attractive target
 - Keep your car doors locked in driveway and on street
 - A side benefit, the post lamps also draw insects away from your home
- Consider RING or Nest cameras for additional security

COMMONS AREA UPDATE – LESLIE HEATH STORM WATER AND SANITARY LINE MAP



RETENTION PONDS

- HOA drainage pipe responsibility clarification needed with city
- What pipes are homeowners accountable for regarding stormwater retention
- Under street pipes covered by stormwater utility tax (~\$5 per month)
- 15% reduction for all if we submit application and pond inspection reports
- Shore Erosion Control – RIP RAP vs ???
- Need All Things Wild estimate for Muskrat control
- Goose Egg viability volunteers

IF YOU FEED THEM THEY WILL COME?



CONTROLLING LOCAL POPULATION

- DNR certified volunteers covered Timberline and Westlake in 2017 & 2018
 - 130 eggs made non-viable in 2017
 - 188 eggs made non-viable in 2018
 - They considered the nests on North Erin an infestation
- Volunteers retired and moved away
 - Neighborhood Services held a meeting with HOAs to encourage this effort
 - Any interest?

NEW BUSINESS

ADJOURNMENT
