

TVSHOA HOMEOWNER UPDATE MEETING

06/20/2019

AGENDA

- Call to order
- Welcome new neighbors
- 2019 goals
- Homeowner meeting locations dates & times
- Clean-up event date & time
- Budget & assessments
- Bradley Bridge Project Update

AGENDA

- Nuisance issues update
- Storing of commercial vehicles and trailers
- City ordinances on pets
- Covenant voting results (post lamps, garbage storage, satellite dishes)
- New covenant proposal regarding parking
- Finish voting to approve covenant amendments discussion
- Implementing approved covenant amendments
- Neighborhood watch
- Dead and fallen trees (Ash tree removal)

AGENDA

- Drainage from IDOT, Sawgrass and Boulder Ridge into I00A
- Stormwater drain pipe scoping review
- Retention pond shore erosion & RIP/RAP research, Algae
- Goose population control
- Muskrat sightings & trapping effort results
- New Business
- Adjournment

WELCOME NEW NEIGHBORS

- 15 new homeowners in the subdivision in since June 2018
- We want to welcome everyone to the neighborhood
- We invite you to sign for email communication with the HOA
- Grab a business card before you leave for HOA web page and phone info
- We invite you to sign up for Nextdoor
 - Communicate openly without sharing email info
 - Keep current on local activities, events and news
 - Allows private or public communication with neighbors

2019 GOALS

Mission: Make Timberline South a safe, clean and enjoyable neighborhood for all

- Keep a numbered Action Item Register to track issues
- Add pictures and description to clarify submitted issues
- Look for resolution in city ordinances
- Eliminate covenants redundant with city ordinances
- Update or retire outdated covenants
- Inspect retention ponds annually and submit report to city
- Develop a standard for RIP/RAP to provide to homeowners with erosion questions

HOMEOWNER MEETING LOCATION DATES & TIMES

- Q3 Homeowner Update – Champaign Library – *Thursday 9/19*, 7:00 - 8:30pm
 - Call for nominations to the board for 2020
- Q4 Annual Meeting – Parkland College – *Thursday 11/21*, 7:00 - 8:30pm, D-244
 - Elect 2020 Board of Directors
 - Select officers for 2020
 - Propose 2020 budget
 - Act on all matters that come before the board

CLEAN-UP EVENT DATE

SATURDAY, SEPTEMBER 21 FROM 9-5



- Residents can make arrangements to drop off big furniture, mattress etc. late Friday afternoon
- Contact Debby Borg or the TVSHOA
 - timberlinevalleysouth@gmail.com
 - (779) 601- 0287

BUDGET & ASSESSMENTS

- Assessments 100% paid for 2019
- ~ \$13,004.40 collected
- Insurance paid in full
- First 2018 property tax bill paid this week (\$570.96)
- Tax bill under under the credit collected at closing by \$6
- Tax assessment reverts to \$0, update coming online in July
- \$11,798.93 currently in account
- \$570.96 due 9/1 for final 2018 property tax installment

BRADLEY BRIDGE PROJECT UPDATE

- Crestwood entrance closure date requested
- Detail on how sidewalk will connect to existing sidewalk requested
- Project completion remains targeted for November at last update

Recap

- Ditches regraded, curbs to be added with inlets to 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 will look like the Windsor Bridge I-57 Overpass

DRAINAGE INTO 100A FROM I57, SUBDIVISIONS

- Per analysis by IDOT and Fountainhead Engineers
- Drainage into 100A pond is operating as intended
- The ponds and the ditches along the Interstate are both part of the drainage system
- They believe the ditch drainage was designed to flow into the pond
- They downstream end of 100A outlets back into the Interstate drainage system
- This is near the I72 and I57 Interchange
- The ditch and pond work as a system and are not mutually exclusive
- No backyard standing water reported after recent heavy rains
- Chris Sokolowski is on vacation until 6/27 if we have more questions.

NUISANCE ISSUES REPORTED TO HOA

Most violate ordinances, the remainder will need a covenant update

1. Commercial vehicle store in driveway for 9 months
2. Weeds - fences with alleyways
3. Pet owners not cleaning up after pets
4. Littering, excessive noise foot / bike traffic along Bradley / Ed Hoffman
5. Home with hole in roof, fallen tree, weeds, litter, abandoned paddleboat
6. Landscape bags, debris and garbage stored in front of homes

CITY ORDINANCES ON PETS

Sec. 7-14. - Removal of excrement.

- You cannot allow a dog you are in control of to deposit fecal matter anywhere other than your own property without providing a means for disposing of the fecal matter.
- You must promptly remove fecal matter deposited by a dog you are in control of from any property you do not own.
- This does not apply to support dogs or guide dogs for the blind, visually handicapped, hearing impaired or otherwise physically disabled persons.
- The offense specified in this section shall be an absolute liability offense.

PARKING COVENANT AMENDMENT PROPOSAL

- This amendment triggered by the homeowner nuisance complaint
- 10 to 12 ton commercial vehicle stored in driveway since 10/2018
- City ordinance change allows “D” plates in residential areas
- This is in conflict with another ordinance that prohibits vehicles > 8 tons
- Working with city to resolve nuisance and ordinance issues
- Commercial vehicles over 8 tons are not allowed in residential areas any longer than it takes to expeditiously load or unload them (city ordinance)

PARKING COVENANT AMENDMENT PROPOSAL

Current:

The owner of each lot shall provide enclosed off-street parking for each motor vehicle owned by such lot owner. No recreation vehicles may be stored upon a lot unless in an enclosed garage. Street parking shall be permitted only for temporary visitors.

This is impractical to implement in our subdivision

PARKING COVENANT AMENDMENT PROPOSAL

Proposed:

BOAT AND MOTOR VEHICLE PARKING AND REPAIR

No boats, motor homes, campers or trailers shall be parked anywhere in the subdivision (including the streets of the subdivision) for more than 24 hours unless such vehicle is parked in a garage. Automobile parking is permitted only in garages, on paved driveways and upon the paved portions of the public street. No owner, occupant or guest of an owner or occupant shall be permitted to park in anyplace except as provided herein. No repair work, maintenance or painting shall be done on any vehicle, except on a vehicle while parked in the garage on the lot of the owner of the vehicle.

Copied from Ironwood current covenants, appears practical for our subdivision

COVENANT AMENDMENT VOTING RESULTS

	Post Lamps	Garbage	Satellite
Yes	23	19	22
No	3	7	3

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. *(Based on homeowner feedback, behind a privacy fence or on the side of the house are backup options to keeping the covered garbage cans in the garage if space is a limitation)*
- Items placed by the curb meant as free giveaways must be removed from sight from the street within 48 hours.
- Honor system for 2019, homeowners to vote on if they feel 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
- Unlocked cars targeted here and in surrounding subdivisions
- Unlocked car on 3300 block of Florence rummaged through recently
- Simple deterrents
 - Keep your car doors locked & garage doors closed if you're not watching
 - Keep your post lamp functional, a well lit home is a less attractive target
 - A side benefit, the post lamps draw insects away from your home
- Consider RING or Nest cameras for additional security

DEAD AND FALLEN TREES

Ash tree removal

- City is removing all ash trees from parkway in subdivision
- You can call if yours is diseased and they will inspect / replace
- If you have a dead tree elsewhere they may still help for \$\$\$

STORMWATER PIPE SCOPING

- City scoped all stormwater pipes in May
- Pulled in from 2021 because of reported drainage issues
- Impromptu meeting with Public Works
- Inspection showed drain pipes are in good condition
- Detailed maps obtained
- Maps show all subdivision drain pipes and cover locations

STORMWATER PIPE SCOPING



- Medallions obtained to mark storm drains that feed to retention ponds
- Keeping drains free of yard waste and refuse will ensure proper drainage during heavy rains
- If continuously loaded with grass clippings, leaves or litter the storm drains can get clogged and cause local flooding in street or back yards
- Medallions will be installed over the summer

POND EROSION AT EGRESS DRAIN



- Looks bad on the south shore and portions of the west shore
- About 2 feet of erosion at 100B Egress drain (Shown left)
- The HOA is looking to develop a standard for RIP/RAP to provide homeowners with questions regarding retention pond shoreline erosion maintenance options
- River rock works for a while but has washed away in a number of points
- 100A erosion research focused on intake of water from 157, Boulder Ridge and Sawgrass
- Need to complete self inspections and reports

POND SHORE EROSION - RIP/RAP RESEARCH

- Tuscola Stone, Vulcan Materials (Urbana) looked at for costs of RIP / RAP
- Tuscola Stone has nice website for estimating stone needs and costs
- They recommend RR3 based on other retention ponds
- RR3 4" X 8" Stone (+/- 50 lb. top size) ~\$28.00 ton
- Delivery charge ~ \$80 per truck (varies with supplier, distance)
- Prairie View Landscape Company hired by homeowner to RIP/RAP shore

GOOSE POPULATION CONTROL TVS

- The couple picking eggs in the past has moved
- Several homeowners continued the process in 2019
- HOA applied for and received a DNR license for TVS
- 55 eggs were picked from 11 nests
- 318 eggs picked last two years by couple who moved
- Covered Timberline North, South and Westlake
- Not all TVS homes with nests approved complete removal

FEEDING NOT RECOMMENDED



NEW BUSINESS

Algae

- Ponds spot treated by individual homeowners over the years
- Blue green algae seen each year, some fish kills
- Professional help recommended after 23 years of ad hoc care
- The choice and volume of the chemicals needed call for a professional
- We have one quote of ~\$3900 to treat both ponds for 2019
- Marine Biochemists who treat Timberline North is that option
- Cost was deemed too much to take on with unknowns faced
- Revisit again now that pipes have been scoped and no issues found

ADJOURNMENT
