

TVSHOA HOMEOWNER MEETING

09/19/2019

AGENDA

Note: These slides are available on our webpage

- Call to order
- New Neighbors
- Annual Homeowner Meeting
- Upcoming Neighborhood Clean-Up and Recycling Events
- Free Yard Waste Pick-up
- Budget, Taxes & Reserve Fund

AGENDA

- Goals
- Bradley Bridge
- Nuisance issues
- Covenant Amendment Vote
- Neighborhood Watch
- Commons Sidewalks
- Signs

AGENDA

- Retention Pond Maintenance
 - Inspection
 - Clean-up
 - Algae Control, EPA, Grass Carp
 - Wildlife Management
 - Subdivision Responsibility
 - Lake Lot Owners Responsibility

AGENDA

- New Business
- Adjournment

WELCOME NEW HOMEOWNERS

- Welcome to Timberline Valley South!
- Please consent for email communication to limit costs
- Take a business card for HOA contact information
- Recommend you sign up on Nextdoor to:
 - Communicate openly without sharing email address
 - Keep current on activities, events and news
 - Have confidential or public communication with neighbors or HOA
 - Join Nextdoor Timberline Valleys South Group (fto filter advertisements)

ANNUAL HOMEOWNER MEETING

- Parkland College Thursday 11/21, 7:00 - 8:30pm, D-244
- Act on all matters that come before the board
- Elect Board of Directors for 2020
- Approve 2020 budget
- If you would like to be on the board, please contact the HOA

Timberline Valley South HOA

PO Box 6494 , Champaign, IL 61826-6494

(779) 601-0287 / timberlinevalleysouth@gmail.com

NEIGHBORHOOD CLEAN-UP EVENT

- This Saturday 9/21 from 9-5
- We will have this event rain or shine.
- Arrange to drop off big items late Friday afternoon
- Contact Debby Borg with questions:
 - 217-722-9218

UPCOMING RECYCLING EVENTS

- Must sign up in advance to participate
- Electronic Recycling
 - Online sign up open now; link available on our web page
 - Drop off is at Parkland College on Saturday 10/12 from 8am - Noon
- Hazardous Waste Disposal Event
 - Sign up opens Monday 9/23; link available on our web page
 - Drop off is at Market Place Mall on Saturday, 10/26 from 8 am to 3 pm

CHAMPAIGN FREE YARD WASTE PICK-UP

- Timberline South is in the Orange-3 Zone
- Curbside pick up on the following Wednesdays;
- 10/23, 11/6, 11/20, 12/11
- Have your items out by 6:00 am
- Keep > 5 ft away from trees, mailboxes, light poles, hydrants...
- Branches <2” in diameter; < 3.5’ long; bundles <18” diameter
- [Link available on our web page for map, schedule & details](#)

BUDGET

- Reserve depleted resolving ownership dispute in 2018
- Reserve replenished in 2019 with minimized spending
- Concern about erosion around exit drain 100B, entrance to 100A
- Getting budget estimates for erosion resolution
- Meeting scheduled with Champaign Public Works Director
- Goal is to lock down our responsibility regarding pipe maintenance
- This will help us set a better budget target for our reserve fund

BUDGET

	2017 Actual	2018 Actual	2019 Budget	2019 YTD	Variance
Income					
Assessments & Late Fees	\$ 1,850	\$ 11,230	\$ 12,800	\$ 12,898	\$ 98
Loan	\$ 1,950	\$ -	\$ -	\$ -	\$ -
Return Escrow	\$ -	\$ -	\$ -	\$ 78	\$ 78
Neighborhood Service Grant	\$ -	\$ 1,044	\$ -	\$ -	\$ -
Total Income	\$ 3,800	\$ 12,274	\$ 12,800	\$ 12,976	\$ 176
Expenses					
Legal Fees	\$ 2,000	\$ 2,526	\$ -	\$ -	\$ -
Insurance	\$ -	\$ 2,696	\$ 2,696	\$ 2,626	\$ (70)
Property Purchase	\$ -	\$ 3,580	\$ -	\$ -	\$ -
Property Tax	\$ -	\$ -	\$ 1,142	\$ 1,142	\$ -
Income Tax Preparation	\$ -	\$ 450	\$ 450	\$ 450	\$ -
Office Supplies	\$ 72	\$ 86	\$ 100	\$ -	\$ (100)
Postage	\$ 58	\$ 238	\$ 125	\$ 9	\$ (116)
Web hosting	\$ -	\$ 307	\$ 164	\$ -	\$ (164)
PO Box Rental	\$ -	\$ 82	\$ 82	\$ -	\$ (82)
Corporate Registration	\$ -	\$ 10	\$ 10	\$ -	\$ (10)
Meeting Room Rental	\$ -	\$ -	\$ 68	\$ 68	\$ -
Administrative Costs	\$ -	\$ -	\$ -	\$ -	\$ -
Social Committee	\$ -	\$ -	\$ -	\$ -	\$ -
Garage sale ads	\$ -	\$ 28	\$ 28	\$ 103	\$ 75
Repay Loan	\$ -	\$ 1,950	\$ -	\$ -	\$ -
Special Projects / Maintenance	\$ -	\$ -	\$ 7,262	\$ 95	\$ (7,167)
Long Term Reserve	\$ -	\$ -	\$ 1,816	\$ -	\$ (1,816)
Total Expense	\$ 2,131	\$ 11,952	\$ 13,942	\$ 4,492	\$ (9,450)
Transfer In From Reserves	\$ -	\$ -	\$ 1,142	\$ 1,142	\$ -
Transfer Out To Reserves	\$ -	\$ 1,892	\$ -	\$ -	\$ -
Surplus (Shortfall)	\$ 1,669	\$ (1,569)	\$ -	\$ 9,626	\$ -
General Reserve					
Transfers In	\$ -	\$ 1,142	\$ -	\$ -	\$ -
Transfers Out	\$ -	\$ -	\$ (1,142)	\$ -	\$ -
Balance	\$ -	\$ 1,142	\$ -	\$ -	\$ -
Long Term Reserve					
Transfers In	\$ -	\$ 750	\$ 1,816	\$ -	\$ -
Transfers Out	\$ -	\$ -	\$ -	\$ -	\$ -
Balance	\$ -	\$ 750	\$ 2,566	\$ -	\$ -

Bank Reconciliation	
Bank Balance	\$ 10,544
Uncleared Items	\$ (68)
Balance	\$ 10,476

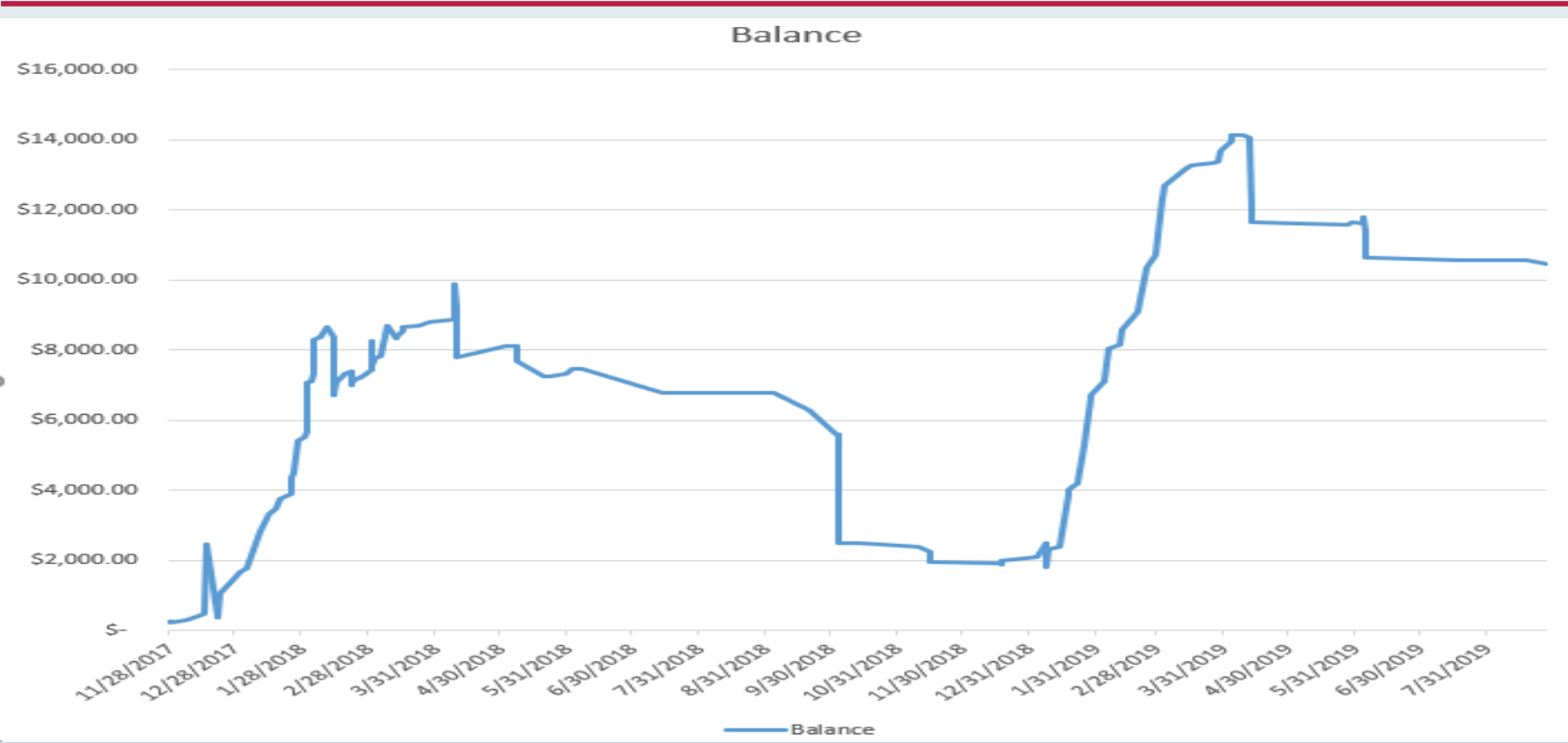
Upcoming Expenses	
Corp Registration	\$ 10
Web Hosting	\$ 164
PO Box	\$ 82
Postage	\$ 50
Total	\$ 306

Year End Balance	
2017	\$ 1,669
2018	\$ 1,992

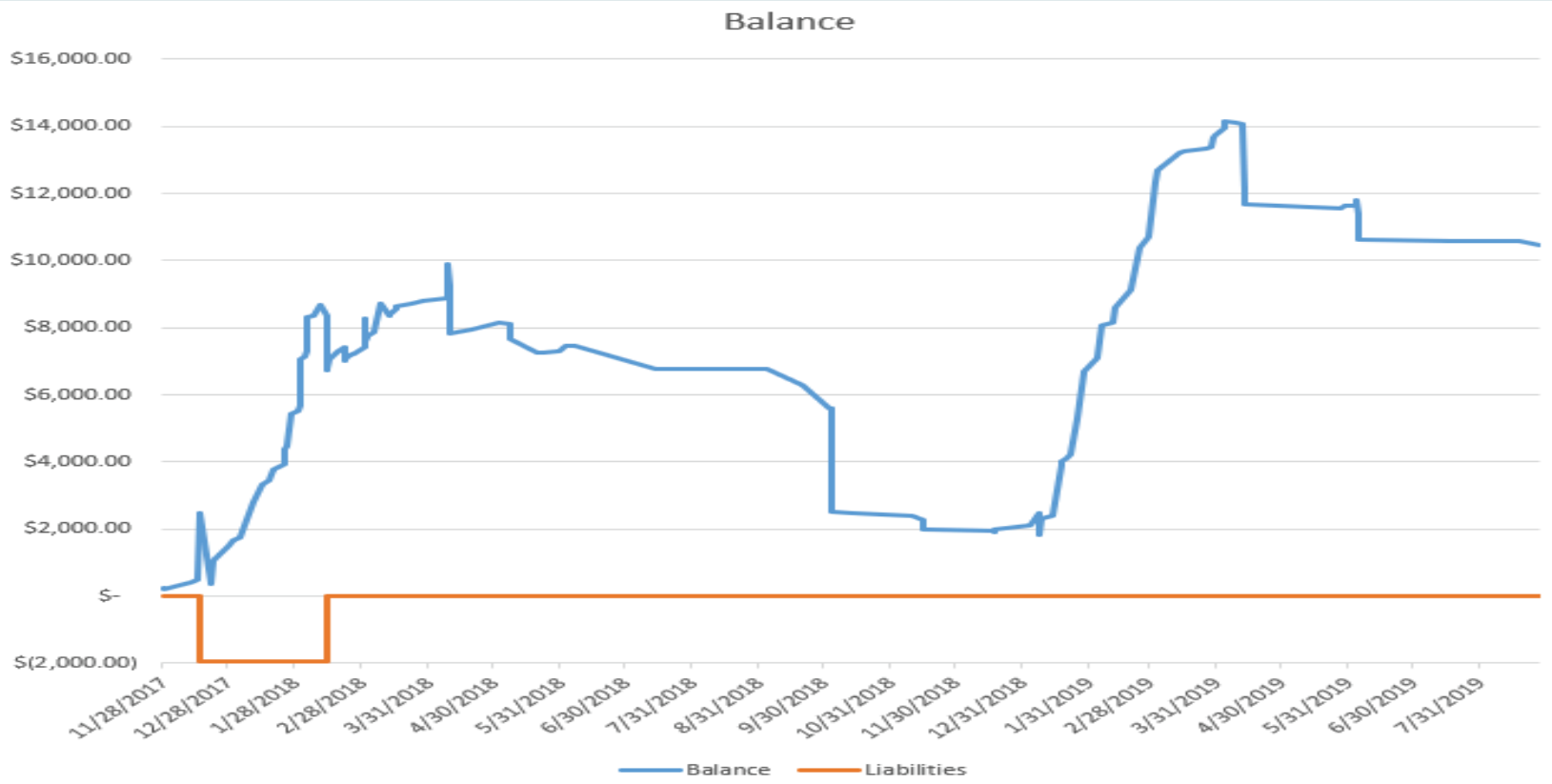
Notes
2018 shows a negative net income during 2018 because \$1850 dues were paid in 2017

2018 includes \$100 of 2019 dues paid in 2018

BUDGET



BUDGET



GOALS - COMPLETED

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

- 15% Stormwater Utility Fee Tax Credit application filed 8/5
- Inspect retention ponds annually and submit report to city
- 2018 Retention Pond Property Taxes paid in full
- Verified pond taxes revert to \$0 for 2019 and beyond
- No trespassing signs on pond easements (Insurance requirement)
- Purchased Grass Carp to assist with pond cleanup; delivery late Sept

GOALS - COMPLETED

- Obtained license, picked 55 goose eggs, & filed report with to DNR
- Repaired 7 non functional post lamps
- Selected RR3 as HOA RIP/RAP recommendation for lake lot homeowners
- Updated Post Lamp, Garbage, Satellite and Parking covenants
- Submitted updated covenants to homeowners for vote of approval
- Updated Timberline Valley South Registered Agent
- Obtained muskrat trapping estimate from Anything Wild (\$1700)
- Obtained algae control estimate from Marine Biochemists (\$3900)

GOALS

- Develop a plan to clean up overgrowth and debris in the I57 pond (I00A)
- Complete the covenant amendment vote
- Clarify Pond Management Responsibilities with Public Works Director
- Install free storm drain markers provided by city
- Establish a permanent solution for algae control
- Establish a permanent solution for muskrat control
- Obtain quotes for diffusion aeration system to circulate stagnant water

GOALS

- Get budget estimates for Signs
 - Entry Sign
 - Commons Walkway Courtesy
 - No trespassing on utility easements to retention ponds
- Pets
 - Encourage being a good neighbor and clean up after pets
- Approve a budget for 2020
- Apply for grant money to assist with restoring eroded shorelines

BRADLEY BRIDGE PROJECT

- Crestwood will remain closed until project completion (11/15 target)
- Concern that new walk will bring more foot & bike traffic, noise & litter
- Signs requested to encourage courtesy on Bradley commons walkway
- IDOT reviewed how new walk connects with concerned homeowners
- Better lighting on Bradley for bike paths, road & walkways
- Disappointment no hand railing on new like one on Windsor Rd
- Windsor railing required because of steep slope per city and IDOT

SIGNS – COURTESY



SIGNS – NEIGHBORHOOD ENTRY (CU WOODSHOP SAMPLES)



SIGNS – EASEMENT NO TRESPASSING / SWIMMING



CU Woodshop can make

- Guesstimate based on call
- \$35 for wood post
- \$75 for CNC wood carving
- Need to request quote

NUISANCE ISSUES REPORTED TO HOA

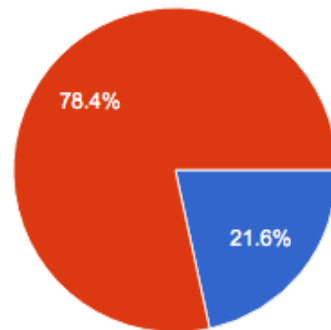
Most violate ordinances, the remainder will need a covenant update

1. Grass / weeds not being cut per city ordinance (>8" is violation)
2. Trailers, commercial vehicle storage for extended periods
3. Excessive weeds >8" between fences that form alleyways
4. Pet owners not cleaning up after pets
5. Littering, excessive noise foot / bike traffic along Bradley / Ed Hoffman
6. Home with hole in roof, fallen tree, weeds, litter, abandoned paddleboat
7. Landscape bags, debris and garbage stored in front of homes

COVENANT AMENDMENT VOTING RESULTS

(16) Post Lanterns (Check only 1)

88 responses

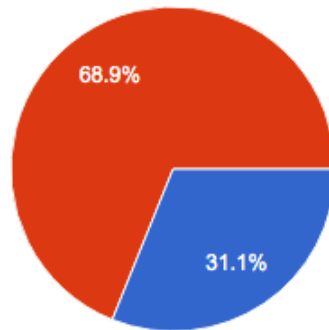


- Well-lit streets promote a safer neighborhood and deter crime
- Require that post lamps function and illumination be at least the equivalent of 60W incandescent; / 8W LED for added walking safety at night and to discourage vandalism

COVENANT AMENDMENT VOTING RESULTS

(10) Garbage and refuse disposal (Check only 1)

90 responses

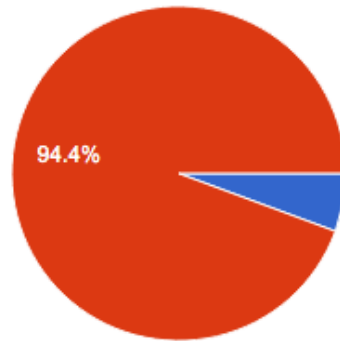


- Keep garbage yard waste bags hidden from street view except evening before and day of pick-up.
- Items placed by the curb meant as free giveaways must be removed from sight from the street within 48 hours.

COVENANT AMENDMENT VOTING RESULTS

TV Satellite Dish (Check only 1)

89 responses

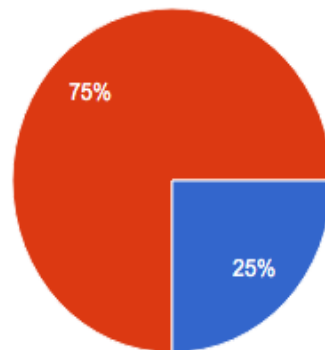


- A TV Satellite dish shall be professionally installed in the least conspicuous location on the property where an excellent signal can be received

COVENANT AMENDMENT VOTING RESULTS

(13) Parking (Check only 1)

88 responses



- No boats, motor homes, campers or trailers shall be parked anywhere in the subdivision except in a garage
- 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

COVENANT AMENDMENT VOTING RESULTS

- 95 of 195 homeowners have voted on the covenant updates
- We need 98 yes votes to change any covenant (simple majority)
- Please vote if you haven't already
- Link available on web page, or call and we will bring you a ballot

	Post Lamps	Garbage	Satellite	Parking
Y	74	64	84	67
N	16	28	6	18
Total	90	92	90	85

NEIGHBORHOOD WATCH

- Crime in Timberline South has diminished but is still present
- Unlocked cars targeted here and in surrounding subdivisions
- 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

RETENTION POND MAINTENANCE



- 100B erosion bad in several areas. Most critical is at the exit drain and the Erin Utility easement.
- About 2 feet of erosion at 100B exit drain (Shown left); paddleboat has been removed.
- The HOA developed a recommendation for RIP/RAP (RR3). Need to socialize with lake lot owners for feedback
- 100A north shoreline in poor shape at inlet pipe.
- Inlets from I57, Boulder Ridge and Sawgrass functioning well but erosion needs to be documented. There reports of backup, flow and washout of the north shoreline.

RETENTION POND MAINTENANCE

- Inspection
 - Need to complete 2019 self inspections and reports
- Clean-up
 - 100A overgrowth cleanup needed on a number of east side lots
 - Opportunity to get free yard waste removal with upcoming pick-ups
- Algae Control, EPA, Grass Carp
 - EPA requests we report annually on chemicals added to ponds
 - Survey homeowners on what individuals have added and generate report
 - 9 Grass Carp purchased; 3 for 100B and 6 for 100A

RETENTION POND MAINTENANCE

- Wildlife Management
 - Goose Nest Management
 - Muskrat trapping to reduce erosion
- Subdivision Responsibility
 - Keep storm drains free of debris that feed to the retention pond
 - Please do not dump harmful chemicals or material in storm drains
- Lake Lot Owners Responsibility (covenant 15)
 - “It shall be the responsibility of each lot owner to maintain in good and neat condition the area between the rear line of the lot and the shore line of the detention pond”

NEW BUSINESS

- Request made for restrictions on what pets are allowed in subdivision
 - No Alligators
 - No Snakes

ADJOURNMENT
