

# TIMBERLINE VALLEY SOUTH HOMEOWNER MEETING

9/1/2020

# AGENDA

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- Call to Order
- Mission Statement
- Welcome New Neighbors
- Annual Meeting 11/17/20
- Upcoming 9/19 Clean-Up Event
- Budget Goals, Accomplishments
- Subdivision Entry Sign Research
- Covenant Amendments Reminder
- Retention Pond Maintenance Update
- Wildlife Management (Geese, Muskrats)

# AGENDA

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- Pets
- Bradley Bridge Shoulder Maintenance
- Neighborhood Watch Update
- Architecture Committee
- Commons Sidewalks
- TVSHOA Webpage Links
- Old business
- New business
- Adjournment

## MISSION STATEMENT

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Make TVS a safe, clean and enjoyable neighborhood for all

# WELCOME NEW NEIGHBORS

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611 BRITTANY DR

3419 CLAYTON RD

3423 CLAYTON RD

3202 EDWARD HOFFMAN DR

3206 EDWARD HOFFMAN DR

3412 EDWARD HOFFMAN DR

3204 FLORENCE DR

3210 FLORENCE DR

3312 FLORENCE DR

3201 KATIE LYNN DR

3203 KATIE LYNN DR

3205 KATIE LYNN DR

3307 KATIE LYNN DR

- These homes closed after our last annual meeting
- Please extend a warm welcome your new neighbors
- Tell them about Nextdoor as a place to get useful information
  - Local business recommendations
  - Community events
  - Communicate with neighbors while maintaining privacy
  - Local items for sale by neighbors

## 2020 HOMEOWNER ANNUAL MEETING 11/17 @ 7PM

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- Assume a Zoom meeting because of COVID-19
- Elect 2021 Board of Directors
- If you would like to be on the board
  - Please send an email to [timberlinevalleysouth@gmail.com](mailto:timberlinevalleysouth@gmail.com)
  - Or call the HOA at (779) 601-0287
- Review accomplishments
- Discuss & finalize next years goals
- Approve 2021 budget

# UPCOMING 9/19 CLEAN-UP EVENT



- Sat, Sept 19th, 9am – 6pm
- 901 Erin Dr
- COVID social distancing rules
- Reserve a 10 minute timeslot
  - Online  
[timberlinevalleysouthhoa.com](http://timberlinevalleysouthhoa.com)
  - Or call Debby at 217-722-9218

# Budget, Goals, Accomplishments

## 2020 Year-to-Date Financial Report – 7/19/2020

### Bank Balance

<b>2020 Starting Balance</b>	<b>\$ 10,209.64</b>
Income	\$ 12,930.11
Expenses	\$ 5,245.30
<b>2020 Current Balance</b>	<b>\$ 17,894.45</b>

### Budget

	2019 Actual	2020 Draft	2020 YTD	Variance
<b>Income</b>				
Assessments & Late Fees	\$ 12,898	\$ 12,800	\$ 12,930	\$ 130
Prepaid Dues	\$ 100	\$ -	\$ -	\$ -
Return Escrow	\$ 78	\$ -	\$ -	\$ -
Grants	\$ -	\$ -	\$ -	\$ -
<b>Total Income</b>	<b>\$ 13,076</b>	<b>\$ 12,800</b>	<b>\$ 12,930</b>	<b>\$ 130</b>
<b>Expenses</b>				
Legal Fees	\$ -	\$ -	\$ 61	\$ 61
Insurance	\$ 2,626	\$ 2,626	\$ 2,626	\$ -
Property Tax	\$ 1,142	\$ -	\$ -	\$ -
Income Tax Preparation	\$ 450	\$ 450	\$ -	\$ (450)
Office Supplies	\$ 8	\$ 100	\$ -	\$ (100)
Postage	\$ 97	\$ 100	\$ 9	\$ (91)
Web hosting	\$ 164	\$ 164	\$ -	\$ (164)
PO Box Rental	\$ 92	\$ 92	\$ -	\$ (92)
Corporate Registration	\$ 15	\$ 10	\$ -	\$ (10)
Meeting Room Rental	\$ 68	\$ 68	\$ -	\$ (68)
Social Committee	\$ -	\$ -	\$ -	\$ -
Garage sale ads	\$ 103	\$ 35	\$ -	\$ (35)
Projects/Maintenance	\$ 95	\$ 7,325	\$ 2,549	\$ (4,776)
Long Term Reserve	\$ -	\$ 1,830	\$ -	\$ (1,830)
<b>Total Expense</b>	<b>\$ 4,859</b>	<b>\$ 12,800</b>	<b>\$ 5,245</b>	<b>\$ (7,555)</b>

### Reserves

Reserves	12/31/2018	12/31/2019
Emergency	\$ 750	\$ 2,943
Projects	\$ -	\$ 7,167
Property Tax	\$ 1,142	\$ -
<b>Total Reserve</b>	<b>\$ 1,892</b>	<b>\$ 10,110</b>
Prepaid Assessments	\$ 100	\$ 100
<b>Total Reserve + Prepay</b>	<b>\$ 1,992</b>	<b>\$ 10,210</b>
Bank Balance	\$ 10,210	\$ 10,210
Reserve + Prepay	\$ 1,992	\$ 10,210
<b>Unallocated</b>	<b>\$ 8,218</b>	<b>\$ -</b>

### Notes:

- All 2020 assessments are paid.
- For the erosion fix and tree removal at the south end of the Brittany detention pond:
  - 50% of the erosion fix has been paid (Check 2051)
  - 100% of the tree removal has been paid (Check 2051 and 2052)
  - The Neighborhood Services grant is approved and will reimburse part of the cost after the project is completed.
- The Board adopted a policy to set aside 20% of the budgeted income to Long Term Reserve, after subtracting recurring annual expenses. \$1830 allocated toward Long Term Reserve represents 20% of budgeted income after subtracting Insurance and other recurring expenses.
- \$61 expense in Legal Fees represents the one-time cost to file the updated covenants.



# BUDGET, GOALS, ACCOMPLISHMENTS

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- Purchased liability insurance for subdivision and board regarding retention ponds
- Maintained WEB Page and renewed PO Box for HOA
- Documented HOA management responsibilities with Champaign Public Works Director
- Assumed confirmed responsibilities for maintenance associated with
  - Erosion control, silting and 2 exposed drains
  - Drain #1: Lake outlet #5 (by 602 Erin Dr and 3412 Clayton)
  - Drain #2 Lake outfall #9 (by 719 Erin Dr)
- Confirmed city will cover maintenance costs for all underground stormwater pipes

# BUDGET, GOALS, ACCOMPLISHMENTS

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- Obtained the 15% stormwater tax credit for TVS homeowners
- Issued 13 closing letters in 2020 for new homebuyers, refinance and HELOC applications
- Partnering with Neighborhood Services to
  - repair severe erosion at outlet drain #5 on retention pond
  - repair severe erosion and removing dead trees at 622 Erin Dr easement
  - hold neighborhood clean-up event on 9/19
- Removed 3 downed trees on retention pond shoreline commons property.
- Filed the updated covenants on post lamps, parking, garbage and TV dish with county
- We achieved 100% assessment participation for 3<sup>rd</sup> consecutive year

# BUDGET, GOALS, ACCOMPLISHMENTS

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- Estimated costs we avoided:
  - Muskrat trapping estimate from Anything Wild (\$1700)
  - Algae control estimate from Marine Biochemists (\$3900)
  - Goose egg pick estimate through DNR (\$1200)
- We continued to focus on minimizing costs to build our reserve
- Individuals did voluntary spot treatments for algae
- Worked with homeowner to dispose of disabled paddleboat at this years' cleanup event
- Purchased 18 grass carp at annual DNR sale to assist with weed control in both ponds
- Added 6 to 3-acre pond and 12 to 6-acre (3 per acre added in total over 2 years)

## BUDGET, GOALS, ACCOMPLISHMENTS

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- Reserve targets met in 2020 & 2021 with minimized spending
- Addressing concerns about severe erosion and dead trees
- Continue to control spending adhering to budget
- 2021 Assessment to remain \$50 off pond / \$100 on pond

# SUBDIVISION ENTRY SIGN RESEARCH (CU WOODSHOP SAMPLES)

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# Subdivision Entry Sign Research



Getting quotes from:

- CU Woodshop (\$600)
- American Dowell Sign Company (\$3,400)
- Prairie Signs, Inc
- Van Bruggen Signs, Inc.
- Signs that Rock

Champaign Park District

- Will support flowers around sign
- \$10 per sqft. to maintain annually



# Covenant Amendments Reminder

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- Covenant Amendments Reminder
  - Post Lamps
  - Parking
  - Garbage Container Storage
  - Satellite Dish Placement
- The goal of the covenant changes
  - Support the subdivision mission statement (Cleaner, safer enjoyable for everyone...)
  - Not create a financial burden for homeowners in the process
- If you would like free assistance in getting a post lamp working call the HOA

# Retention Pond Maintenance

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- Retention Pond Maintenance Update
  - Inspection
  - Erosion Damage Repair
  - Clean-up
  - Algae
  - Grass Carp



## Wildlife Management (Geese, Muskrats)

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- Obtained a license from DNR to treat goose eggs
- Volunteers culled 13 goose egg nests in subdivision
- 75 eggs were made nonviable per DNR guidelines
- 480 eggs over past 4 years
- Applied for a license next year
- A dead muskrat and 3 dead geese were removed from the ponds this year
- Please be careful if you put out poison to control pests near your home

## Wildlife Management (Geese, Muskrats)

DNR and the HOA: Please do not feed the geese!

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# Pets

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- Like other subdivisions, we get our share of calls regarding pet cleanup
- Please be a decent neighbor and cleanup your pets' poop
- Remind your children and grandchildren this is also their responsibility
- A recent caller indicated they frequently encounter it on the sidewalk
- You can dispose of it in the receptacle at Powel Park if you don't have a place for it at home

# Mowing and Maintenance Along Bradley Avenue Bridge

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- The weeds and grass got very tall North of the ditch on Bradley
- Email to HOA from Chris Sokolowski:
- How maintenance of these areas is anticipated to work moving forward
  - City will be responsible from the ditch bottom to the roadway
  - This includes the approach slopes leading up to the overpass
  - Operations is still planning to have these areas sprayed for weeds
  - Mowing the slope will start next year to allow the grass to establish itself
  - Mowing will be limited to a few times per year once grass is established
  - Homeowners need to mow the south side of the ditch to their property

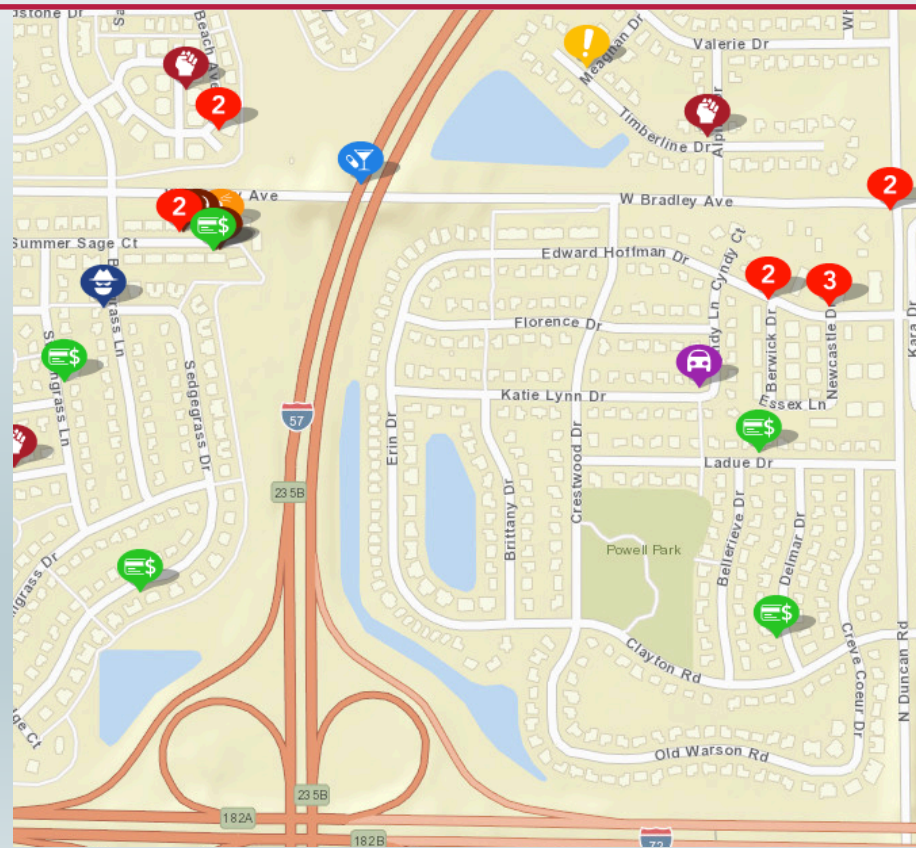
# NEIGHBORHOOD WATCH

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- Reported crime in Timberline South has been low but present around us
- Unlocked cars are always an easy target
- 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
- CrimeMapping.com can be used to crime information in the area

# Neighborhood Watch Update

CrimeMapping.com view of 2020 since March 5, 2020



# Architecture Committee

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- Per the covenants, the ACC is to protect / enhance homeowner property values
- This is not as critical as it was when the subdivision was being built out
- When additions are considered on your property, city ordinances and impact to the neighbors and the subdivision must also be considered
- Submit an Architecture Request Approval **form** to the Committee before starting project
- Board must respond within a maximum of 30 days from submission
- At any time, the homeowners have the power to vote to update the covenants that define what rules the architecture committee should enforce

## Commons Sidewalks

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- East west sidewalk south of Bradley is City owned per the city
- TVS commons walks run north & south between homes
- They connect Edward Hoffman DR to Florence Dr and Katie Lynn Dr
- There is one more that connects Katie Lynn to Ladue
- They are in good shape
- The HOA must handle repairs to these sidewalks if needed per covenants
- Homeowners adjacent must mow grass by them per covenants



# TVSHOA Webpage Links

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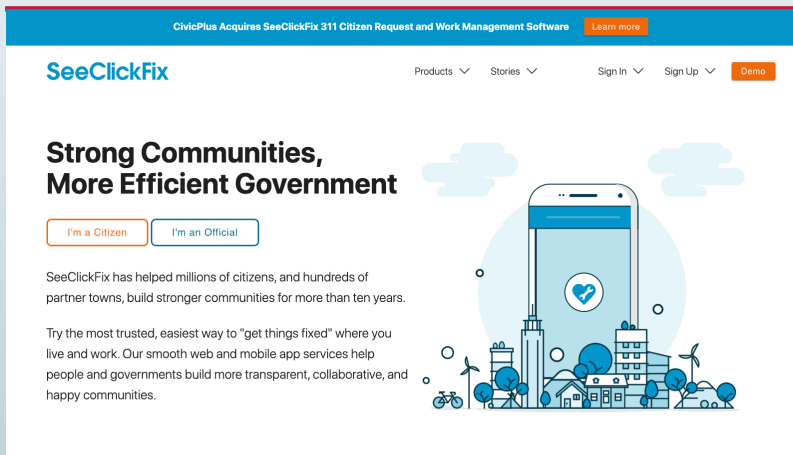
- 2020 Cleanup Flyer
- 2020 Cleanup Signup Sheet
- COVID-19 Champaign County
- COVID-19 Illinois Department of Public Health
- Champaign Electronic Recycling
- TVSHOA Discussion Group
- Nextdoor Tech Support
- Nuisance Complaint Form
- City Building Permits
- Architectural Review Form

# OLD BUSINESS

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# NEW BUSINESS

[HTTPS://SEECLICKFIX.COM/](https://seeClickFix.com/)



The screenshot shows the SeeClickFix website homepage. At the top, a blue navigation bar contains the text "CivicPlus Acquires SeeClickFix 311 Citizen Request and Work Management Software" with a "Learn more" button. Below this, the SeeClickFix logo is on the left, and navigation links for "Products", "Stories", "Sign In", "Sign Up", and "Demo" are on the right. The main content area features the headline "Strong Communities, More Efficient Government" and two buttons: "I'm a Citizen" and "I'm an Official". A paragraph of text states: "SeeClickFix has helped millions of citizens, and hundreds of partner towns, build stronger communities for more than ten years." Below this is another paragraph: "Try the most trusted, easiest way to 'get things fixed' where you live and work. Our smooth web and mobile app services help people and governments build more transparent, collaborative, and happy communities." To the right of the text is an illustration of a smartphone displaying a heart icon, with a cityscape and various icons (like a bicycle and a house) below it.



- If you download this AP to your SmartPhone:
- You can report issues to Champaign with this AP
- Take a picture, report it and it gets in the cities repair queue

# ADJOURNMENT

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