

TIMBERLINE VALLEY SOUTH HOA ANNUAL MEETING

11/09/2021

THERE ARE 109 PROXY VOTES FOR TODAY'S MEETING

Let's Make Timberline Valley South a safe, clean and enjoyable neighborhood for all

AGENDA

- Call to Order
- Welcome New Neighbors
- Elect Board of Directors
- Accomplishments
- Goals
- Budget Review
- Neighborhood Watch Update
- Old Business
- New Business – Accessory Dwelling Units
- Adjourn

WELCOME NEW NEIGHBORS

- Thank you for virtually attending today's annual meeting!
- Covid has disrupted our face-to-face meetings but hopefully that will be behind us soon
- 12 new homeowners joined us in 2021
- There are currently 2 homes under contract with sale pending
- Welcome to all new residents in Timberline Valley South
- Please visit <https://tvshoa.com> to view neighborhood history, bylaws & covenants
- Today's slides and other useful information can also be found there
- Please permit electronic communication to keep our communication costs down
- We also recommend you join Nextdoor for other helpful local information
- The HOA turned 4 years old Saturday November 6th, Happy Birthday 😊

ELECT BOARD MEMBERS FOR 2022

- Any nominations for board of directors?
- If you would like to be a board member, please contact us at:
 - Email: timberlinevalleysouth@gmail.com
 - Phone: (779) 601-6494
- Current members:
 - John Hauge
 - Wil Thebodeau
 - Jeff Decker
 - Oscar Gamble
 - Stephanie Benet
 - John Costello
 - There is one unfilled position

ACCOMPLISHMENTS

- Clean up event, two subdivision wide garage sales, entry sign installation
- Architecture Committee Reviews, quarterly newsletters
- Letters of good standing issued on home refinances and purchases
- Nuisance complaint and neighborhood watch issue handling
- Participated in Monthly Neighborhood Services Mtgs, ARP & ADU discussions
- Obtained small grants for entry sign installation and clean-up event
- Encouraged covenants compliance with door hanger usage
 - Post Lamps, Parking, Garbage Container Storage, Satellite Dish Placement
- Marked stormwater drains to encourage cleaning of obstructions (Leaves, grass ...)
- Helped support the Champaign adopt a drain program in Timberline Valley South

ACCOMPLISHMENTS

- Goose Population Growth Management
 - Egg Addling on 13 of 16 nests (treated 70 eggs this year, over 500 in the past 5 years)
 - Worked with Illinois Department of Natural Resources to get permit and instruction
 - Filed the closing report in June and requested a new permit for 2022
 - Timberline North had a treatment plan this year using the Friends of Geese Group
- Retention Pond Maintenance
 - Obtained quote from Prairieview Landscape on restoration of RIP/RAP at I57 pond easement
 - Tree removal completed on HOA owned shoreline at narrow channel near 605 Erin Dr
 - Monitored Grass Carp impact of 3 per acre in both ponds. Brittany Pond 😊; Erin Pond ☹️
 - Fish barriers recommended in ponds with spillways when stocking grass carp
 - Algae blooms in the I57 pond may be the result of reduced grass carp escape via spillway
 - John Arnold phone discussion regarding algae bloom on I57 Pond (homeowner recommended)
 - Met Bill Hancock on 10/5 of Marine Biochemists for inspection of algae bloom on Lake Erin

SUCCESSFUL SUBDIVISION CLEAN-UP EVENT HELD IN JULY



- After a mix-up with the dumpster provider, event successfully held July 27,28 & 29 8:00am to 4:00pm
- Online sign-up sheet and COVID protocols were followed to ensure homeowner safety
- Thanks to Debby Borg for coordinating the event with Neighborhood Services and volunteers
- Thanks to the 25 homeowners who helped fill the dumpster!
- The next clean-up will be in the fall of 2022

SUBDIVISION GARAGE SALES WITH TIMBERLINE NORTH IN MAY AND AUGUST

GARAGE SALE
TIMBERLINE VALLEY
NORTH AND SOUTH
AUG 28, 7:00 am - 1:00 pm



SUBDIVISION ENTRY SIGN INSTALLATION (CRESTWOOD & BRADLEY)



8 3 9 3 8 8 4
Tx:4156882

2021R22395

REC ON: 09/20/2021 10:06:31 AM

CHAMPAIGN COUNTY

MIKE INGRAM

REC FEE: 52.00

RHSPS Fee: 9.00

STATE TAX:

COUNTY TAX:

PLAT ACT:

PAGES 7

- Obtained quotes from 3 sign companies
- Selected Signs that Rock for esthetics and low maintenance
- Easement agreement created and submitted to city for review 7/7
- Applied for city permit 7/13; final approval granted 9/10
- Final easement agreement updated, approved & notarized 9/19
- Filed easement with champaign county 9/20
- Applied for and received a small grant, approved 9/21
- Gave nod to sign company to install in September
- Installed 9/28 after Julie completed utility markings
- HOA reimbursement at 50% received 10/25

EASEMENT AGREEMENT

TVS Subdivision Entry Sign Improvement

SUBDIVISION ENTRY SIGN INSTALLED (CRESTWOOD & BRADLEY)



SUBDIVISION ENTRY SIGN INSTALLED (CRESTWOOD & BRADLEY)



Flowers simulation to review concept for 2022

NEW - SUBDIVISION ENTRY SIGN LANDSCAPE



Entrance Sign Landscape Project

- Park District to plant at subdivision entrance
- They will plant & maintain annuals in 2022
- Very similar to what they do at Powell Park
- Cost proposal under \$1400
- We will apply for small grant to support
- This includes weeding & watering
- Board approved for next year
- We will review in September for 2023 plan

GOALS FOR 2022

- Landscape around entry sign
- Algae mitigation on Lake Erin starting in early spring
- RIP/RAP cleanup on easement entrance to Lake Erin (100A pond)
- Quarterly newsletter (available with electronic communication)
- Repeat yearly goose egg addling
- Subdivision wide garage sale(s) with Timberline Valley North
- Try again for a summer neighborhood get together in Powell Park
- Annual neighborhood cleanup
- Continue to encourage homeowner compliance neighborhood covenants

TREASURER'S REPORT | 1/8/2021

	2020 Final	2021 Budget	2021 YTD	2021 Variance	2022 Budget
Income					
Assessments & Fees	\$ 12,930	\$ 12,800	\$ 12,989	\$ 189	\$ 12,450
Prepaid Dues	\$ -	\$ -	\$ -	\$ -	\$ -
Loan	\$ -	\$ -	\$ -	\$ -	\$ -
Return Escrow	\$ -	\$ -	\$ -	\$ -	\$ -
Grants	\$ 4,135	\$ -	\$ 2,105	\$ 2,105	\$ -
Total Income	\$ 17,065	\$ 12,800	\$ 15,094	\$ 2,294	\$ 12,450
Expenses					
Legal Fees	\$ 61	\$ -	\$ -	\$ -	\$ -
Insurance	\$ 2,626	\$ 2,626	\$ 2,626	\$ -	\$ 2,626
Property Tax	\$ -	\$ -	\$ -	\$ -	\$ -
Income Tax Prep	\$ -	\$ 450	\$ 500	\$ 50	\$ 500
Office Supplies	\$ 64	\$ 100	\$ 59	\$ (41)	\$ 100
Postage	\$ 64	\$ 100	\$ 47	\$ (53)	\$ 100
Web Hosting	\$ 184	\$ 164	\$ 184	\$ 20	\$ 184
PO Box Rental	\$ 106	\$ 106	\$ 92	\$ (14)	\$ 106
Corporate Registration	\$ 10	\$ 10	\$ 10	\$ -	\$ 10
Meeting Room Rental	\$ -	\$ 68	\$ -	\$ (68)	\$ 68
Social Committee	\$ -	\$ -	\$ -	\$ -	\$ -
Garage Sale Ads	\$ -	\$ 35	\$ 17	\$ (18)	\$ 35
Projects/Maintenance	\$ 9,579	\$ 7,313	\$ 4,809	\$ (2,504)	\$ 6,977
Emergency Reserves	\$ -	\$ 1,828	\$ 1,828	\$ -	\$ 1,744
Total Expense	\$ 12,694	\$ 12,800	\$ 10,173	\$ (2,627)	\$ 12,450

Reserves	12/31/18	12/31/19	12/31/20	12/31/21
Emergency Fund	\$ 750	\$ 2,943	\$ 4,773	\$ 6,601
Cash Reserves	\$ -	\$ 7,167	\$ 9,808	\$ 14,729
Property Tax	\$ 1,142	\$ -	\$ -	\$ -
Total Reserve	\$ 1,892	\$ 10,110	\$ 14,581	\$ 21,330
Prepaid Assessments	\$ 100	\$ 100	\$ -	\$ -
Total Reserve	\$ 1,992	\$ 10,210	\$ 14,581	\$ 21,330

Transfer to Emergency Fund above.

BUDGET: 2022 REVIEW

- 100% homeowner participation in 2021 assessment collection
- Assessments to remain \$100 for lots by ponds / \$50 for lots not by ponds
- Projected cash on hand entering 2022 - \$21,330
- 2022 budget line items
 - Liability insurance, Web Page, PO Box Rental renewal
 - Algae control plan on 100A pond with Marine Bio Chemists
 - Install flower / landscape at subdivision sign entrance
 - RIP/RAP repair on Lake Erin Easement
 - Office supplies – envelopes, stamps, labels & ink
 - Pursue small grant support for neighborhood activities / improvements
 - Additional grass carp based on algae, (especially blue green) water quality in Erin Pond
 - Budget estimate for future pipe repair at 100A lake outfall #9 (south of 803 Erin Dr)

LAKE OUTFALL #9 – PUBLIC WORKS MAP

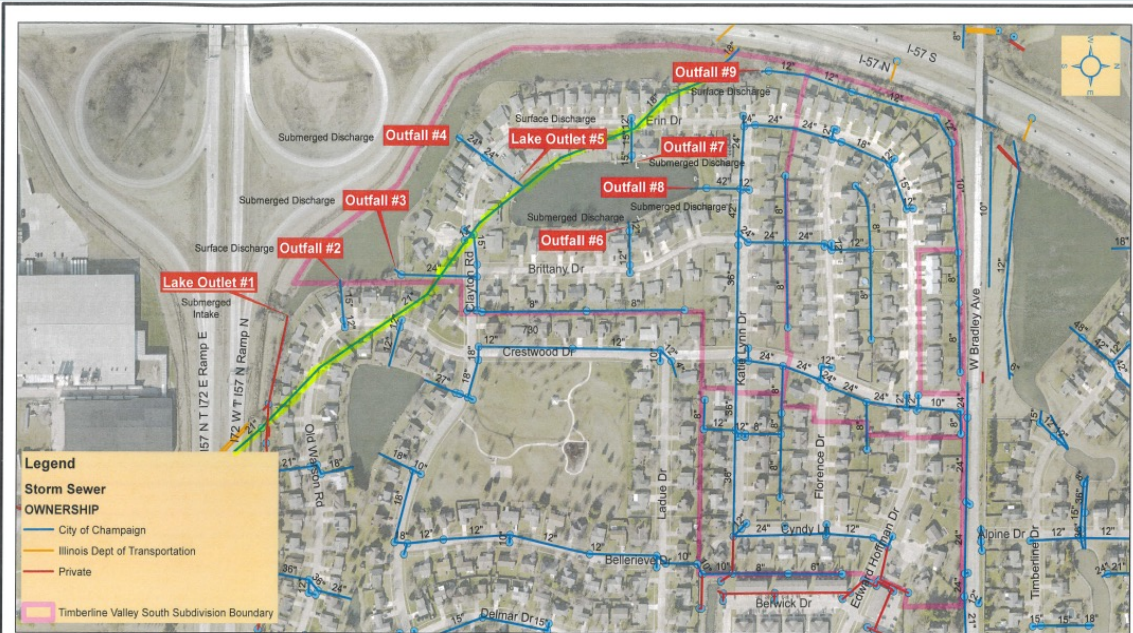


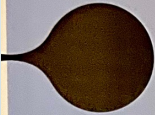
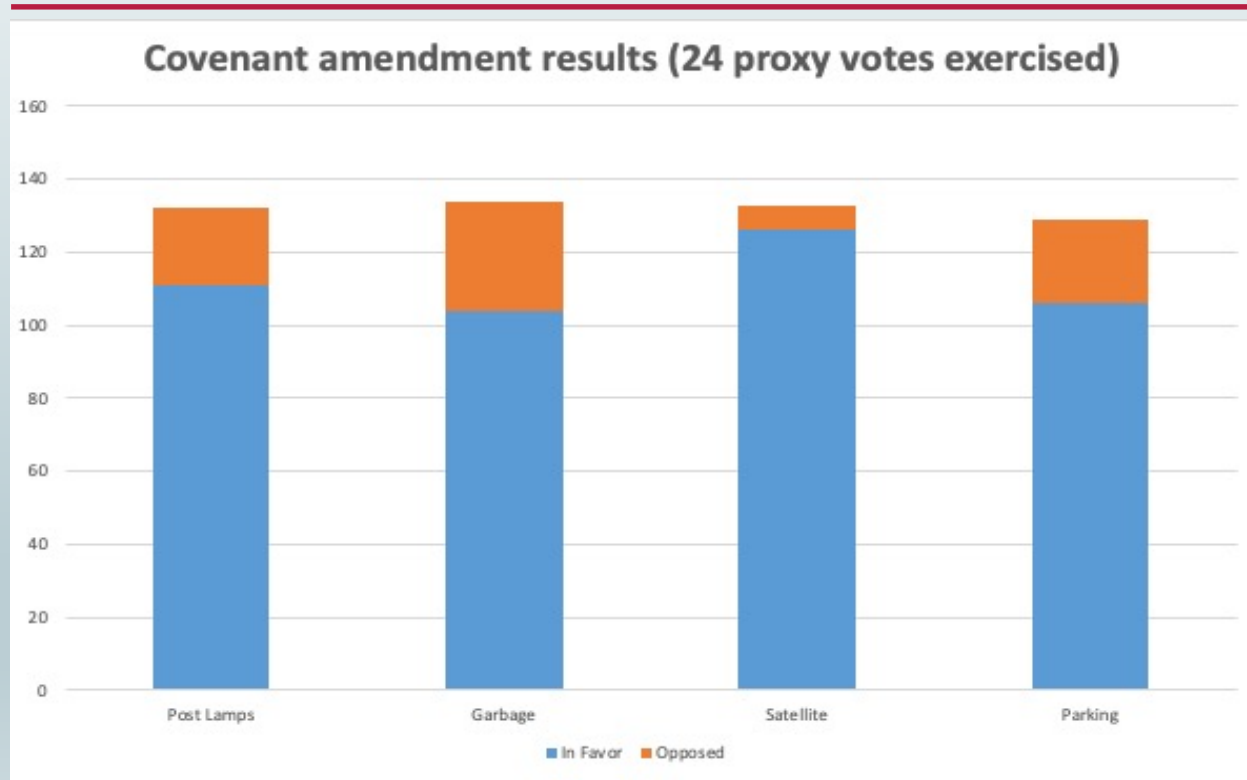
Exhibit A
Timberline Valley South
Storm Sewers and Detention Basins



NEIGHBORHOOD WATCH

- Current report is blank
- Nothing reported in TVS
- Timberline Valley South remains low but there has been vandalism
- Crime is still present in area
- Always lock your car
- Remove all keys
- Don't forget your valet key!
- Garage door opener makes an unlocked car an unlocked home
- Keep post lamp functional
- Consider a doorbell camera (Ring, Nest ...)
- Security system (ADT, etc...)
- Report crime to police!

COVENANT AMENDMENT REMINDER



Timberline Valley South Homeowners Association

Our subdivision strives to make this a safe, clean and enjoyable place to live. In support of that, the homeowners voted to approve and adopt 3 covenant amendments regarding post lamps, garbage storage and parking in 2019. We wanted to reach out to remind you of these covenants as we noticed the following at your home:

- Post lamp is not working
- Garbage can is seen from the street
- Boat, motor home, camper, or trailer is parked outside of the garage for more than 24 hours

Thank you for helping to make this a safe, clean and enjoyable neighborhood for all!

If you have any questions, you can review the covenants online at:
<https://timberlinevalleysouthhoa.com/read-me>

or contact the HOA at:
Timberline Valley South Homeowners Association
PO Box 6494
Champaign, IL 61826-6494
(779) 601-0287
timberlinevalleysouth@gmail.com

NUISANCE ISSUES REPORTED TO HOA

Most violate ordinances, the remainder caused minor covenant updates

1. Vandalism
2. Pet owners not cleaning up after pets
3. Grass / weeds not being cut per city ordinance (>8" is violation)
4. Fireworks noise
5. Construction noise in early hours
6. Grills, landscape bags, debris and garbage stored in front of homes

OLD BUSINESS

- Slow down, children playing signs requested on Erin Dr
- Construction noise in early morning hours, please be courteous to neighbors
- There 2 more free yard waste pick-ups remaining this year: 11/17 & 12/08

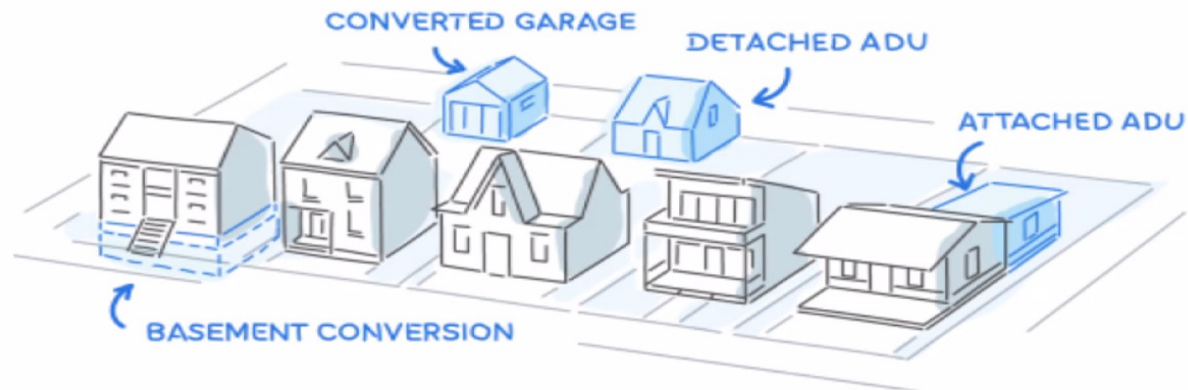
NEW BUSINESS

- American Rescue Plan
- Zoning
- Accessory Dwelling Units in Champaign

ZONING, AMERICAN RESCUE PLAN & ADUS

What is an Accessory Dwelling Units (ADU)

A smaller, second dwelling unit on a lot



ADUS IN CHAMPAIGN?

Uses for Accessory Dwelling Units (ADU)



ADUS IN CHAMPAIGN?

Communities across the country are beginning to allow ADUs with certain zoning rules.....



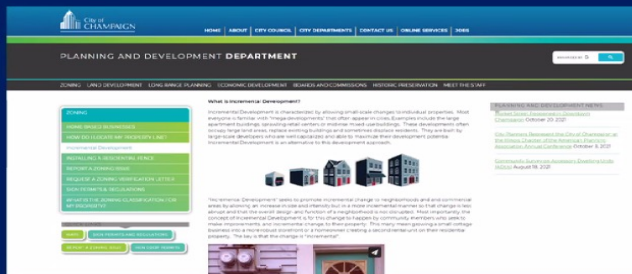
Should Champaign?
Click "Next" for survey

ADUS IN CHAMPAIGN?

TO LEARN MORE.....

CITY OF CHAMPAIGN WEBSITE

<https://champaignil.gov/planning/zoning/incremental-development/>



**CITY OF CHAMPAIGN
CITY COUNCIL STUDY SESSION**
Tuesday, November 23, 2021 / 7:00pm
City Council Chambers / 102 N. Neil St.

A presentation of the survey results / next steps will be given by staff. City Council will discuss, and public input will be available

Meeting agenda and staff report available by 11/19 on website
<https://champaignil.gov/council/>

ADUS IN TIMBERLINE VALLEY SOUTH ?

- If a subdivision is not in favor of ADUs, the covenants should be updated to reflect that
- City will not override the covenants

ADJOURNMENT

- These slides are available at TVSHOA.COM
- Make Timberline Valley South a safe, clean and enjoyable for all
- Thanking you for attending today's virtual homeowner meeting