

# TIMBERLINE VALLEY SOUTH HOMEOWNER MEETING

11.15.22

**THERE ARE 94 PROXY VOTES FOR HOMEOWNER MEETINGS THIS YEAR**

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

# AGENDA

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- Call to order
- Neighborhood Ambassadors Introduction
- Vote to elect board of directors for 2023
- Review 2022 accomplishments
- Discuss goals for 2023
- Discuss budget for 2023
- Discuss old business
- Discuss any new business
- Adjourn

# NEIGHBORHOOD AMBASSADORS INTRODUCTION

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- Goal: “Helping Residents Love Their Neighbor”
- The Neighborhood Ambassadors help assist with city and neighborhood activity planning and support
- Mikal Washington is our contact for Timberline Valley South
- Upcoming meet and greet event
  - December 14<sup>th</sup> from 4:30pm – 7pm
  - Champaign City Building (102 N Neil St Ste 1)



# ELECT TVSHOA BOARD FOR 2023

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- John Hauge
- Wil Thebodeau
- Jeff Decker
- Oscar Gamble
- Stephanie Bennett
- John Costello
- Debby Borg

**Vote to approve 2023 board**



# ACCOMPLISHMENTS IN 2022

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- ✓ Brick border and flower garden around entry sign
- ✓ Quarterly newsletter (available with electronic communication)
- ✓ Goose egg addling with Friends of Geese, Westlake & Timberline North
- ✓ Spring & Fall subdivision wide garage sale with Timberline Valley North
- ✓ Filamentous algae mitigation 100A & 100B retention pond
- ✓ Watermeal persisted on 100A retention pond north and narrows
- ✓ Self treatment adopted for 2022 as alternative to Marine Biochemists
- ✓ Annual neighborhood cleanup event held September 24th

## ACCOMPLISHMENTS IN 2022

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- ✓ Maintained entrance sign triangle lot and parkway
- ✓ Additional grass carp added to help with 100A Watermeal issue
- ✓ Repaired severely eroded commons shoreline behind 605 & 607 Erin Dr
- ✓ Removed dead tree remains from retention pond behind 603 Erin Dr
- ✓ Revisited policy for covenant compliance (Post Lamp, Garbage, Parking)
- ✓ Create an Architecture Guidelines Summary document for homeowners
- ✓ 24 Letters of good standing generated for home purchases & refinance

# TIMBERLINE VALLEY SOUTH ENTRY SIGN

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- Completed flower garden brick border
- Flower island planted by Champaign park district
- Renewal for 2023 deposit of \$100 paid
- Total annual cost is now \$852.50
- This includes planting, weeding and watering
- Very pleased with the results this year

# ALGAE MITIGATION 100B JUNE 17





# ALGAE MITIGATION 100B JULY 27



# ALGAE MITIGATION 100A NORTH JUNE 15

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# ALGAE MITIGATION 100A NORTH AUGUST 26

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# ALGAE MITIGATION 100A CENTER JUNE 21

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# ALGAE MITIGATION 100A CENTER AUGUST 16





# ALGAE MITIGATION 100A SOUTH (100A) JUNE 21

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# ALGAE MITIGATION 100A SOUTH AUGUST 9

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# ALGAE MITIGATION 100A SOUTH AUGUST 16

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# SHORELINE RESTORATION 100A BEHIND 605 & 607 ERIN DR





# SHORELINE RESTORATION 100A BEHIND 605 & 607 ERIN DR





## TREE IN 100A POND REMOVAL BEHIND 603 ERIN DR





# TREE IN 100A POND REMOVAL BEHIND 603 ERIN DR

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# TREE IN 100A POND REMOVAL BEHIND 603 ERIN DR





## RIPRAP behind 607 and 602 Erin Dr Get budget estimate; request grant assistance

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Commons behind 607 Erin Dr



Severe erosion behind 602 Erin Dr



## Invasive tree removal at north end of 100A Get budget estimate; request grant assistance

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North end of 100A

# ARCHITECTURE GUIDELINES SUMMARY DOCUMENT

## Timberline Valley South HOA Architectural Guidelines

These guidelines apply to all projects after the document is adopted.

### Architecture committee approval:

- External home modifications must be submitted to the Architecture Committee for review and approval at least 30 days before the project starts.

### Permits and building codes:

- Architecture Committee review pertains only to neighborhood covenants.
- All improvements must comply with state and local building codes. Compliance is solely the homeowner's responsibility. All required permits and inspections are the homeowner's responsibility.
- Homeowners must contact J.U.L.I.E. to mark utilities before construction.

### Maintenance Guidelines:

- All homeowners must mow and maintain their entire property.
- Homeowners should ensure their entire lot can be reached by a lawnmower from their own property, even if neighbors add fences or structures in the future. Fences, sheds, or other structures slightly inside the property line create areas that are difficult to mow.
- Fences will not be approved that create an area on the homeowner's property that cannot be mowed.
- Homeowners adjacent to Bradley Ave or a detention basin are required to mow any mow-able terrain between their lot and the street, ditch, or basin. Fences on these properties require a gate that allows a lawnmower to reach these areas.
- Homeowners at the ends of quad homes with a fence must have a front and back gate and provide reasonable access for owners in the middle to mow their backyards. For owners on the end adjacent to an HOA sidewalk between the houses, the sidewalk is considered to provide reasonable access for the neighboring middle owner.
- All exterior structures, fences, decks, docks, sheds, and playground equipment must be properly maintained. Maintenance is subject to the same standards and violation procedures as structures.

### Yard Lights:

- All homeowners must have a working post yard light that automatically turns on at dusk and off at dawn with a 60W equivalent white bulb, except for holidays when colored bulbs are permitted.

### Fences: size, color, material, design, and location must be approved by the Architectural Committee

- Wooden fences must have frames on the inside and fence panels on the outside.
- 4' maximum height in backyards of lake lots, except for lots on the interstate pond, which may have 8' fences.
- 8' maximum height on non-lake lots.
- Front yard fences must be 3' or less between the street and building setback line.
- Fences must not create areas that cannot be mowed and maintained. (See Maintenance.) Adjacent homeowners may need to add gates to their fences if a new, compliant fence creates an area that the adjacent owner is required to maintain but cannot mow or maintain.
- Fence should follow property contour.
- No temporary fence or chain link fence permitted

# ARCHITECTURE GUIDELINES SUMMARY DOCUMENT

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## Timberline Valley South HOA Architectural Guidelines

### Divider/Privacy barriers:

- length and location must be approved by the Architecture Committee

**Sheds:** size, color, material, general aesthetic design and location must be approved by the Architecture Committee

- It is preferable that siding and roofing match the house
- Sheds on lake lots must consider the adjacent homeowners' views of the lake

**Building additions:** decks, pergolas, balconies, patios, screened and other porches, sunrooms, etc.

- Size, color, material, design, and location must be approved by Architecture Committee
- All required municipal building permits must be obtained and inspections must be performed

### Structures on commons:

- No permanent structures are allowed on commons, including docks, without HOA board approval
- Existing structures on the commons are the responsibility of the adjacent homeowner and must be maintained. If not maintained, the HOA may require the homeowner to remove the structure.

**Duplex and Quad Homes:** Homeowners must get permission from owners of other dwelling units within the dwelling structure if covenants require such permission.

### Violations:

- The HOA will initially attempt to gain voluntary compliance with the architecture guidelines and covenants.
- The HOA may assess fines to remedy violations if voluntary compliance is not achieved.

# NEIGHBORHOOD WATCH UPDATE

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- Unlocked car was searched by someone overnight on Clayton Dr months ago
- Please remember to lock your car! (Only a flashlight was taken in this case)
- Ding dong ditch and naked man reported on Edward Hoffman Dr mid year
- Break in reported to empty home on Florence Dr mid year
- No other events reported to Timberline South HOA this year
- Debby comments?

## GOALS FOR 2023

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- Work with City Ambassadors to hold several neighborhood social event(s)
- Distribute Architecture Guidelines Summary document to all new owners
- Repair severe eroded commons shoreline as budget permits
- Develop a clean-up plan with IDOT for trees and bushes along I57
- Plant recommended evergreens and remove invasive trees and bushes
- Work with Neighborhood Services for small grants on relevant projects
- Take advantage of free yard waste pickups for tree & brush clean-ups

## NEW BUSINESS

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- IDOT removed invasive brush and trees on I57 west of I00A pond
- This has increased traffic noise and reduces privacy on Erin Dr
- Noise always increases annually when trees & plants drop their leaves
- Discussed plan with IDOT after seeing results of their cleanup
- We need a plan to replace invasive plants with evergreens
- Goal: Increase privacy and reduce noise levels from highway
- IDOT recommends Norway Spruce, White Pine & Arborvitae
- We can plant on I57 side of fence with a permit



# HOMEOWNER FEEDBACK ON COVENANT ENFORCEMENT & FIREWORKS

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- Several requests that covenants be updated to constrain fireworks in some way
- Film clip on home fireworks dangers:  
(<https://www.youtube.com/watch?v=AMmG0a4Rc44>)
- Requests also received that the HOA impose fines for covenant violations
- Frustration that some homes are well maintained, and others are minimally kept
- Current policy is to place door hangers for violations
- It was suggested that email, text message or post mail be sent out for violations
- Thinking has been that not everyone is aware of the covenants and city rules
- Nuisance complaints are filed for city violations by homeowners and or HOA
- Now that we are approaching our 5<sup>th</sup> anniversary, some believe fines are suitable
- Homeowner thoughts?

# FINANCIAL UPDATE

	2021	2022	2022	2022
	Final	Budget	Actual	Variance
<b>Income</b>	Assessments & Fees	\$ 12,989	\$ 12,450	\$ 12,862 \$ 412
	Prepaid Dues	\$ -	\$ -	\$ - \$ -
	Loan	\$ -	\$ -	\$ - \$ -
	Return Escrow	\$ -	\$ -	\$ - \$ -
	Grants	\$ 2,105	\$ -	\$ - \$ -
	<b>Total Income</b>	<b>\$ 15,094</b>	<b>\$ 12,450</b>	<b>\$ 12,862</b>
<b>Expenses</b>	Legal Fees	\$ -	\$ -	\$ - \$ -
	Insurance	\$ 2,626	\$ 2,626	\$ 2,626 \$ -
	Property Tax	\$ -	\$ -	\$ - \$ -
	Income Tax Prep	\$ 500	\$ 500	\$ - \$ (500)
	Office Supplies	\$ 59	\$ 100	\$ - \$ (100)
	Postage	\$ 47	\$ 100	\$ 139 \$ 39
	Web Hosting	\$ 184	\$ 184	\$ - \$ (184)
	PO Box Rental	\$ 134	\$ 106	\$ - \$ (106)
	Corporate Registration	\$ 10	\$ 10	\$ 10 \$ -
	Meeting Room Rental	\$ -	\$ 68	\$ - \$ (68)
	Social Committee	\$ -	\$ -	\$ - \$ -
	Garage Sale Ads	\$ 17	\$ 35	\$ 31 \$ (5)
	Projects/Maintenance	\$ 4,809	\$ 6,977	\$ 6,347 \$ (630)
	Emergency Reserves	\$ -	\$ 1,744	\$ - \$ (1,744)
	<b>Total Expense</b>	<b>\$ 8,387</b>	<b>\$ 12,450</b>	<b>\$ 9,153</b>

- Our current balance is \$24,997.11
- Paid in 2022 but not updated on slide:
  - \$76.28 for algae supplies
  - \$500 for income tax preparation
  - \$553 outstanding for the Tuscola Stone and weed mat used on 705 & 707 Erin Dr

## OLD BUSINESS

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- Neighborhood vote on Accessory Dwelling Units in Timberline Valley South?
- Weeds overgrown on Bradley by bridge, City has not been mowing (Pollinator issue?) Discuss with IDOT / City Engineer
- Sign up for adopt a drain to protect our stormwater system from debris
- Register doorbell cameras as a crime deterrent

# NEW BUSINESS

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- Obtain budget estimates for 2023 projects
  - Develop long term plan for I57 border
    - Improve privacy
    - Reduce highway noise
    - Reduce Algae / Watermeal issue
  - Commons owned shoreline restoration as budget permits
  - Invasive tree & bush removal
  - Investigate solar aeration possibilities for north end of I00A pond
  - Add a couple evergreen trees by our entry sign
  - Other suggestions?

ADJOURN

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