

TIMBERLINE VALLEY SOUTH HOMEOWNER MEETING

05.04.23

THERE ARE 100 PROXY VOTES FOR HOMEOWNER MEETINGS THIS YEAR

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

AGENDA

- Meet and Greet
- Accomplishments in '22
- Goals for '23
- Subdivision Garage Sale on 5/20
- Neighborhood invite to Powell Park on 5/20
- Recycling (Yard Waste, Electronics, Hazardous Waste)
- Geese & Muskrats
- Entry sign flowers

AGENDA

- Solar Panels
- Children at play signs
- Neighborhood watch
- Security cameras
- Retention Ponds
- Fireworks
- Stop signs
- New topics from homeowners

MEET AND GREET

- We have 22 new homeowners this year
- Welcome to Timberline Valley South!
- We hope you enjoy your new neighborhood as much as we do.
- Please sign up for electronic communication to keep communication costs down
- Sign up for Nextdoor to keep up with neighborhood events
- If you did not receive a welcome bag, please call the HOA (779) 601-0287
- Please visit tvshoa.com for answers to common questions

ACCOMPLISHMENTS IN '22

- ✓ Brick border and flower garden around entry sign
- ✓ Maintained entrance sign triangle lot and parkway
- ✓ Spring & Fall garage sale held, Cleanup 9/24, Annual Meeting 11/15
- ✓ Architecture Guidelines Summary Document Completed
- ✓ Quarterly newsletter (available with electronic communication)
- ✓ Repeated yearly goose egg addling (12 nests, 72 eggs)
- ✓ DIY alternative to Marine Biochemists, since they were not responsive

ACCOMPLISHMENTS IN '22

- ✓ Kept 100B retention pond algae under control
- ✓ Mitigated algae on 100A pond (Watermeal issue was not solved)
- ✓ Purchase and install 6 Triploid Grass Carp to help with 100A Watermeal algae problem
- ✓ Repaired commons shoreline behind 605 & 607 Erin Dr
- ✓ Remove dead tree remains from retention pond behind 603 Erin Dr

GOALS FOR '23

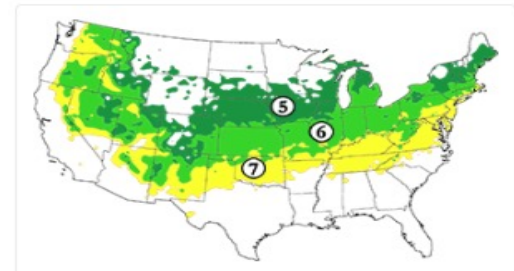
- Create and finalize a plan to plant along I57 to reduce noise and create privacy
- Review Sawgrass initiative to and Arboratae and Evergreens along I57
- Investigate Arbor Day Foundation Membership and discounts
- Complete Goose egg addling per IDNR guidelines by end of May
- Clean up invasive plants and trees in I00A Retention Pond North (reduce nutrient load)
- Keep I00A and I00B retention pond algae under control
- Repair commons shoreline behind 609 Erin Dr (spongy shoreline repair strategy)
- Identify solution for entrance to I00A pond by Pond Treatment professionals
- Remove Muskrats from ponds causing shoreline erosion damage

GOALS FOR '23

Guaranteed Healthy Delivery

The green giant arborvitae is a large, vigorous, fast-growing evergreen. Its natural pyramidal to conical form boasts dense, rich green foliage that darkens or bronzes slightly in the winter. This is an exceptional landscape tree for use as a screen, hedge or single specimen. It is also resistant to wind once established and can withstand heavy ice or snow, making it a good choice for a natural windbreak.

- Grows quickly, up to 3' per year
- Works well as a screen, hedge, or windbreak
- Is resistant to deer
- Bare root will be delivered at a height of 6" - 1'
- 1-gallon container will be delivered at a height of 1' - 2'
- 7-gallon container will be delivered at a height of 3' - 4'



The Green Giant Arborvitae Grows in zones

5 - 7

SUBDIVISION GARAGE SALE ON 5/20



Timberline North and South on 5/20

YOU'RE INVITED TO POWELL PARK ON 5/20



- Saturday 5/20 from 3-6 after subdivision Garage Sale
- We'll have games to play, snacks, and a chance to meet up with neighbors.
- Hope you can stop by!



RECYCLING (YARD WASTE, ELECTRONICS)

YARD WASTE

- **MAY 8, 2023**
- Spring Yard Waste Collection - **Orange Zone**
- 5:00 am Timberline South Pickup (as early as 5:00 am, could be later in the week)

Electronics

- May 20
- 10:45 am slot still open for sign-up as of this afternoon

GEESE & MUSKRATS



1/5/2017



01.25.2023

GEESE & MUSKRATS

TVS Address	Pond Facing	2023 Goose Nest red new 4/30	4/8 Egg Count	4/8 Maturity	4/30 Removed
607 BRITTANY DR	100B	x	5	sank	5
609 BRITTANY DR	100B	x	7	sank	7
3405 CLAYTON RD	100A	x			7
3409 CLAYTON RD	100A	x	7	sank	3
3413 CLAYTON RD	100A	x	3	sank	3
601 ERIN DR	100A	x	7	sank	3
611 ERIN DR	100A	x			6
613 ERIN DR	100A	x	4	sank	3
615 ERIN DR	100A	x	7	sank	3
617 ERIN DR	100A	x	5	sank	2
619 ERIN DR	100A	x	7	float	7
620 ERIN DR	100B	x	7	sank	3
621 ERIN DR	100A	x	6	sank	6
704 ERIN DR	100B	x	8	sank	8
705 ERIN DR	100A	x	3	sank	2
710 ERIN DR	100B	x	7	sank	7
		16	78		75
					82

GEESE & MUSKRATS

- All Things Wild contacted to trap Muskrats beginning May 15th
- If you are aware of Muskrats nesting in your shoreline, please let the HOA know
- They can cause serious damage overtime to shoreline and your backyard
- Muskrats damage ponds by burrowing into dams and banks to make dens, thus increasing the chance of seepage and erosion. Den openings are 4-6 inches in diameter and are usually near the surface, though in ponds with frequent water level fluctuations they may be in deeper water.

ENTRY SIGN



Flower Island

- Provided by Champaign Park District
- They water and weed island
- Grass maintained by TVS volunteers

SOLAR PANELS



City of Champaign Regulations
Ameren Permit
Federal Tax Credit
State of Illinois rebate
HOA

CHILDREN AT PLAY SIGNS



- Suggested by homeowners with children
- Fast moving vehicles on Erin and Crestwood
- These have been used successfully in other subdivisions
- We can get portable signs
- Need volunteers to place them by their home and bring them in at night
- Homeowner thoughts?

NEIGHBORHOOD WATCH

- No incidences reported recently
- Mail delivery issues observed in NextDoor
- Informed Delivery is a free service from USPS that shows you preview images of incoming mail, as well as status updates about your incoming and outbound packages. You can see those notifications in a morning Daily Digest email, or at any time via the dashboard from your phone, computer, or the USPS Mobile® app.
- As always, lock your car and park in garage to deter crime

SECURITY CAMERAS

- A good investment
- How many is too many?
- Several homeowners have asked if there is a covenant on a maximum number
- If a house has too many cameras, does it make the neighborhood look unsafe?
- There is no covenant regarding security cameras, do we want one?
- It is recommended that you register your camera with Champaign PD.
- This is mainly in support of deterrence, since cameras often help solve crimes

RETENTION PONDS

- We took a step forward last year in managing algae and odors
- Reducing goose fecal matter helps reduce nutrients in pond
- Several homeowners added RIPRAP which protects against Muskrat damage
- A key challenge is the north end of the 100A (157) pond (Watermeal / duckweed)
- We will pursue DIY strategy again this year to conserve budget and build reserve
- We have reached out to SOLitude who acquired Marine Biochemists
- Efforts to get professional help hampered by limited access to Ponds, esp. 100A.
- Still looking for a simple inexpensive solution to access issue

FIREWORKS



- Please leave fireworks to the professionals this 4th of July
- Dog owners and families with older parents would be very grateful
- Home damage is always a risk when pieces of home fireworks displays come down on roofs, mulch and dry grass.

TRAFFIC ON BRADLEY AND CRESTWOOD

- A few homeowners asked for a Bradley Crestwood intersection improvement
- Too difficult to exit to Bradley during rush hour
- Stop signs would be too intrusive to flow on Bradley
- Exit Ladue to Duncan, then to Bradley?
- Perhaps a traffic light on Staley and Bradley would help break up flow
- Perhaps a traffic light at Duncan and Bradley?
- Homeowner thoughts?

NEW TOPICS FROM HOMEOWNERS

ADJOURN

ANNUAL MEETING AGENDA

- Call to order
- Budget
- Neighborhood Watch
- Homeowner feedback on covenants / fireworks
- Goose nest adding results to date
- 2023 Goals
- New homeowner welcome package
- (Current Newsletter, Electronic communication form, Architecture Approval Form, Covenants, Amendments, Proxy)

ANNUAL MEETING AGENDA

- Old business
 - IDOT invasive brush and tree removal
 - Invasive tree & brush removal at north end of 100A pond
 - (Invasive trees and brush fueling Watermeal & Duckweed growth)
- New business
 - Arbor Day Foundation
 - Source of inexpensive fast-growing Arborvitae
 - Catfish added to 100A & 100B to help with Algae control
 - All Things Wild to estimate trapping Muskrats May 15th
 - Get budget estimates and select projects for 2022, 2023 and beyond
 - 609 Erin Dr shoreline restoration options review
 - Solar aeration solution for north end of 100A pond
 - Other suggestions
- Adjourn

TREASURER UPDATE

- Architecture Guidelines Summary Draft Document
- Financial update

TREASURER UPDATE

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

TREASURER UPDATE

ARCHITECTURE GUIDELINES SUMMARY DOCUMENT

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.

FINANCIAL UPDATE

	2021	2022	2022	2022	
	Final	Budget	Actual	Variance	
Income	Assessments & Fees	\$ 12,989	\$ 12,450	\$ 12,862	\$ 412
	Prepaid Dues	\$ -	\$ -	\$ -	\$ -
	Loan	\$ -	\$ -	\$ -	\$ -
	Return Escrow	\$ -	\$ -	\$ -	\$ -
	Grants	\$ 2,105	\$ -	\$ -	\$ -
	Total Income	\$ 15,094	\$ 12,450	\$ 12,862	\$ 412
Expenses	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)
	Total Expense	\$ 8,387	\$ 12,450	\$ 9,153	\$ (3,297)

- Our current balance is \$24,997.11
- Still to be paid in 2022:
 - \$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

FINANCIAL UPDATE

605 & 607 SHORELINE RESTORATION COSTS

Material	Part #	Price	Quantity	Cost	Tax	Total
Tuscola Stone 4x8 RIPRAP (ton)	022RR03	\$ 33	\$ 5	\$ 157	\$ 11	\$ 168
Tuscola Stone 4x8 RIPRAP (ton)	022RR03	\$ 33	\$ 4	\$ 125	\$ 9	\$ 134
Tuscola Stone 4x8 RIPRAP (ton)	022RR03	\$ 33	\$ 4	\$ 139	\$ 10	\$ 149
Tuscola Stone 4x8 RIPRAP (ton)	022RR03	\$ 33	\$ 1	\$ 30	\$ 2	\$ 32
<u>DeWitt P4 4'x250' Pro 5 Barrier 5oz Fabric</u>		\$ 123	130/250	\$ 123	\$ 11	\$ 70
Material cost			\$ 14	\$ 574	\$ 44	\$ 553

- John H covered \$ with personal credit card
- Tuscola Stone needed a credit card to release product to H & H Landscape
- Barrier fabric was purchased on Amazon Prime; 130' of the 250' given to H&H for job
- Receipts to be submitted for reimbursement

NEIGHBORHOOD WATCH UPDATE

- 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)
- No other events reported to Timberline South HOA this year

TIMBERLINE VALLEY SOUTH ENTRY SIGN



- 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

HOMEOWNER FEEDBACK ON COVENANT ENFORCEMENT & FIREWORKS

- Several requests that covenants be updated to constrain fireworks in some way
- 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 5th anniversary, some believe fines are suitable
- Homeowner thoughts?

COVENANTS ENFORCEMENT

- Fences
- Sheds
- Garbage cans
- Post lamps
- Retention pond shoreline
- Parking
 - Trailers
 - Storage Pods
- Grass & Weeds

GOALS COMPLETED IN 2022

- ✓ Brick border and flower garden around entry sign
- ✓ Quarterly newsletter (available with electronic communication)
- ✓ Repeat yearly goose egg addling
- ✓ Spring subdivision wide garage sale with Timberline Valley North
- ✓ Algae mitigation Lake Brittany (100B)
- ✓ Identify alternative to Marine Biochemists, they have not been responsive
- ✓ Fall subdivision wide garage with TVN sale set for September 10th
- ✓ Annual neighborhood cleanup event set for September 24th

GOALS COMPLETED IN 2022

- ✓ Maintain entrance sign triangle lot and parkway
- ✓ Fall garage sale held 9/10, Cleanup 9/24, Annual Meeting 11/15
- ✓ Kept 100B retention pond algae under control
- ✓ Mitigated algae on 100A pond (Watermeal issue was not solved)
- ✓ Purchase and install 6 Triploid Grass Carp to help with 100A Watermeal algae problem
- ✓ Repaired commons shoreline behind 605 & 607 Erin Dr
- ✓ Remove dead tree remains from retention pond behind 603 Erin Dr

ALGAE MITIGATION 100B JUNE 17



ALGAE MITIGATION 100B JULY 27



ALGAE MITIGATION 100A NORTH JUNE 15



ALGAE MITIGATION 100A NORTH AUGUST 26



ALGAE MITIGATION 100A CENTER JUNE 21



ALGAE MITIGATION 100A CENTER AUGUST 16



ALGAE MITIGATION 100A SOUTH (100A) JUNE 21



ALGAE MITIGATION 100A SOUTH AUGUST 9



ALGAE MITIGATION 100A SOUTH AUGUST 16



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



TREE IN 100A POND REMOVAL BEHIND 603 ERIN DR



GOALS UNFINISHED IN 2022

- Approve TVS architecture guidelines document by annual review
- Repair shoreline behind 602 Erin Dr – severely eroded
- Clean-up overgrowth of trees dumping leaves into north end of 100A
- Time it to take advantage of remaining Champaign free yard waste pickups

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



Commons behind 607 Erin Dr



Behind 602 Erin Dr

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



Commons behind 607 Erin Dr



Behind 602 Erin Dr

NEW BUSINESS

- 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 & Arborvitaes
- We can plant on I57 side of fence with a permit

WRAP UP

- Old Business
 - Hold neighborhood vote on Accessory Dwelling Units in Timberline Valley South
 - Hold neighborhood vote on Architecture Guidelines Document
 - Weeds overgrown on Bradley by bridge, City has not been mowing (Pollinator issue?)
 - Sign up for adopt a drain to protect our stormwater system from debris
 - Register doorbell cameras with Champaign Police to help prevent crime in TVS
- New Business
 - Develop plan for evergreens along I57 (& i57 on ramp from I72) to create privacy from cars and trucks, reduce highway noise & help reduce I00A algae
 - RIPRAP behind 607 and 602 Erin Dr
- Adjourn

ADJOURNMENT
