

TIMBERLINE VALLEY SOUTH ANNUAL HOMEOWNER MEETING

11.6.23

THERE ARE 100 PROXY VOTES FOR THE ANNUAL HOMEOWNER MEETINGS THIS YEAR

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

AGENDA

- Meet and Greet
- Elect the 2024 board of directors
- Goals
- Spending
- Budget
- Garage sales
- Clean-up event
- Social event
- Retention pond maintenance
- Neighborhood Watch
- Children Playing Signs
- Home Improvement Approvals
- Fireworks
- Geese & muskrat control
- Entry sign flowers
- Covenants
- New business
- Old business
- Adjourn

MEET AND GREET

- We welcome 24 new homeowners to Timberline Valley South this year
- 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 at (779) 601-0287
- Please visit tvshoa.com for answers to many common questions
- We hope you will enjoy the neighborhood as much as we do

ELECT THE BOARD FOR 2024

- John Hauge
- Wil Thebodeau
- Jeff Decker
- Stephanie Bennett
- John Costello
- Debby Borg
- Open position

- Oscar Gamble resigned this year due to a new job that interferes with his ability to participate. Thank you, Oscar, for your service on the board since we began in 2017!

Vote to approve 2024 board

2023 GOALS

- Create a plan to plant along I57 to reduce noise and create privacy
- Review Sawgrass initiative to add Arborvitaes 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 100A Retention Pond North (reduce nutrient load)
- ✓ Keep 100A and 100B retention pond algae under control
- ✓ Repair commons shoreline behind 609 Erin Dr (spongy shoreline repair strategy)
- Identify solution for entrance to 100A pond by Pond Treatment professionals
- Remove Muskrats from ponds causing shoreline erosion damage

2023 GOALS

- ✓ Maintain entrance sign lot and parkway
- ✓ Hold Spring & Fall garage sale held 5/20 and 8/26
- ✓ Hold Neighborhood social event held 5/20 at Powell Park
- ✓ Hold Neighborhood cleanup event held 9/9
- ✓ Renew pond liability insurance
- ✓ Publish Quarterly newsletter (available with electronic communication)
- ✓ Repeat yearly goose egg addling (17 nests, 90 eggs)

2023 GOALS

- ✓ Create and distribute welcome bag for new homeowners
- ✓ Renew entry sign flower island with park district
- ✓ Obtain speed signs for neighborhood to encourage safety
- ✓ Reduce 100B retention pond algae
- ✓ Remove invasive brush and dead trees at north end of 100A pond
- ✓ Reduce 100A pond algae, watermeal at north end reduced greatly
- ✓ Repair commons shoreline behind 608 & 609 Erin Dr
- ✓ Hold annual meeting 11/6

2023 TVS BUDGET SUMMARY (11/2023)

		2023	2023	2023
		Budget	Actual	Variance
Income	Assessments & Fees	\$ 12,450	\$ 12,851	\$ 401
	Prepaid Dues		\$ -	\$ -
	Loan		\$ -	\$ -
	Return Escrow		\$ -	\$ -
	Grants		\$ 3,250	\$ 3,250
	Total Income	\$ 12,450	\$ 16,101	\$ 3,651
Expenses	Legal Fees	\$ -	\$ -	\$ -
	Insurance	\$ 2,626	\$ 2,626	\$ -
	Property Tax	\$ -	\$ -	\$ -
	Income Tax Prep	\$ 500	\$ 515	\$ 15
	Office Supplies	\$ 100	\$ 69	\$ (31)
	Postage	\$ 100	\$ 11	\$ (89)
	Web Hosting	\$ 184	\$ 40	\$ (144)
	PO Box Rental	\$ 106	\$ -	\$ (106)
	Corporate Registration	\$ 10	\$ 15	\$ 5
	Meeting Room Rental	\$ 68	\$ -	\$ (68)
	Social Committee	\$ -	\$ 100	\$ 100
	Garage Sale Ads	\$ 35	\$ 31	\$ (4)
	Projects/Maintenance	\$ 6,977	\$ 7,404	\$ 427
	Emergency Reserves	\$ 1,744	\$ -	\$ (1,744)
	Total Expense	\$ 12,450	\$ 10,811	\$ (1,639)

2023 Starting Balance	\$ 23,648
Income	\$ 16,101
Expenses	\$ 10,811
Current Balance	\$ 28,938

Ledger Balance	\$ 28,938
Emergency (inc 2023 transfer)	\$ 10,089
Remaining 2023 Exp	\$ 334
Cash Reserves	\$ 18,515

2023 SMALL GRANT SUMMARY

Commons Shoreline Maintenance	7/21/23	\$	1,800.00
Neighborhood Clean Up	9/9/23	\$	500.00
Children at Play Signs	8/1/23	\$	1,121.70
Social in Powell Park Snacks	5/20/23	\$	100.00
Commons Shoreline Maintenance	10/9/23	\$	1,350.00
Total		\$	4,871.70

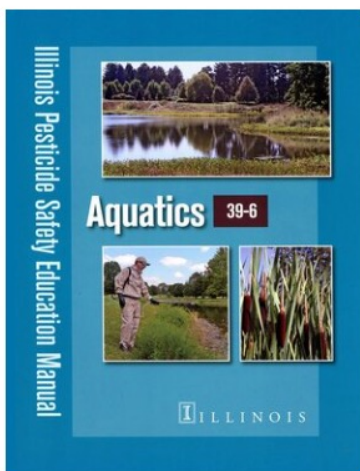
2024 GOALS

- Continue participation in Park District Flower Garden program
- Plan several social events for neighbors to get together
 - Some suggestions for consideration:
 - Dog walking event like the Humane Society's Mutt Strutt with games, treats and simple prizes
 - Ice cream social
 - Summer barbeque with hot dogs, hamburgers and games
- Schedule subdivision wide garage sale and clean-up events
- Consider planting evergreens to fill in gaps created by IDOT tree removal on I57
- Continue participation in goose egg addling with adjacent neighborhoods
- Vote on homeowner suggestion to harvest geese after 2024 nesting season

2024 GOALS

- Monitor vandalism and review options to improve neighborhood safety as needed
- Renew Pond / Board Insurance for 2024, consider other carriers to save money
- Remove additional invasive brush right at 100A western shoreline
- Get Aquatic Algae and Weed Control Certification for board member volunteers
- Continue DIY pond algae control, put additional focus on Lilly pads
- Repair most severely damaged retention pond shorelines as budget allows
- Remove dead / fallen trees in commons area as needed

ALGAE CONTROL CERTIFICATION FOR BOARD MEMBERS



Aquatics

Covers Illinois aquatic weeds, growth conditions, nonchemical and chemical controls, aquatic herbicides, and aquatic weed herbicide application equipment and calibration. Fish control and fish-related problems are also discussed.

- [Manual \(SP39-6\)](#) \$15.00 Revised November, 2015
- [Workbook \(SP39-6W\)](#) \$5.00 Revised January, 2017
- [Online Training Course](#) \$25.00 Released February 2021

ALGAE CONTROL CERTIFICATION FOR BOARD MEMBERS

- Online Training Courses are provided for licensure as an alternative method of self-study. These are self-paced courses allowing individual access for 30 calendar days from the date of purchase.

3. Private Applicator Licensing Requirements

1. Pass the 50-question private applicator exam with a score of 35 or more correct or the 100-question General Standards exam or Aerial General Standards exam with a score of 70 or more.
2. Watch the mail for your license application.
3. Return the completed license application form with the appropriate fee to the Illinois Department of Agriculture.

The fee for a 3-year private applicator's license is \$30

GOOSE POPULATION GROWTH MANAGEMENT



In 2017, there was severe overpopulation population

2023 GEESE ADDLING RESULTS

- Timberline Valley South - 17 nests and 90 eggs
 - Timberline Valley North - 7 nests and 35 eggs
 - Westlake - 10 nests and 60 eggs
 - Trails at Brittany - 6 nests and 24 eggs
 - Ponds on Windsor - 15 nests and 64 eggs
 - Robeson Meadows - 7 nests and 31 eggs
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- Total 62 Nests and 304 eggs in the local Champaign Area
 - Harvest geese in 2024 after nesting season?
 - Several homeowners have suggested since nearby subdivisions have done this

MUSKRATS AND RETENTION POND SHORELINE AND BACK YARD DAMAGE



- Professional trapper hired to reduce population
- Traps placed on 11/6
- Muskrat's nesting in your shoreline, will cause serious damage overtime to your shoreline and backyard
- Please contact the HOA if you are aware of a den on your shoreline so we can take action to prevent damage to the retention pond and your backyard

ENTRY SIGN



Flower Island

- Provided by Champaign Park District
- Surrounding grass maintained by volunteers
- Park District plants, waters and maintains island

SOLAR PANELS



- Architecture team processed numerous home improvement requests for solar panels Approvals also needed from Ameren & the City of Champaign

CHILDREN PLAYING SIGNS



- Suggested by homeowners with children
- In response to fast moving vehicles in subdivision
- These have been used successfully in other subdivisions
- Six are now located on Erin & Florence
- If someone would like a sign, please contact the HOA
- We obtained these via our city's small grant program

SOCIAL EVENT 5/20



2023 HOMEOWNER SOCIAL EVENT



- 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!



TVS SOCIAL EVENT 5/20



TVS SOCIAL EVENT 5/20



SOCIAL EVENT 5/20



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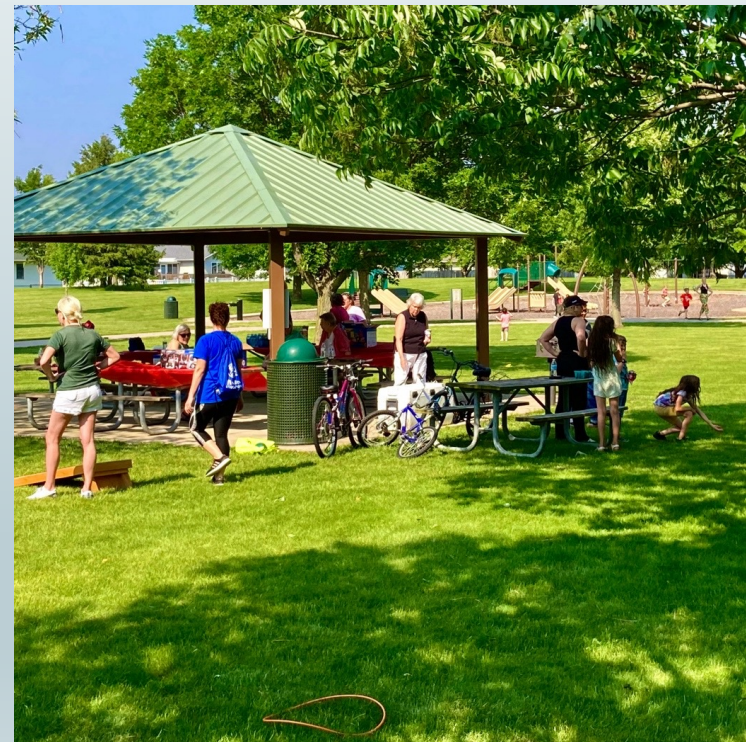
SOCIAL EVENT 5/20



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SOCIAL EVENT 5/20



SOCIAL EVENT 5/20



NEIGHBORHOOD WATCH

- Break in activity reported in Westlake
- Mail delivery issues observed on NextDoor and reported by TVS homeowners
- Informed Delivery is a free email service from USPS
- UPS also has a service to eliminate porch pirate loss
- As always, lock your car and park in garage to deter crime
- Some neighborhoods are reporting that landlords or property managers are not properly vetting renters leading to neighborhood issues
- We have not received any complaints, but nearby subdivisions have had issues

SMART DOORBELLS & SECURITY CAMERAS

- A good investment if you have concerns
- It is recommended that you register your camera with Champaign PD
- They support deterrence, since cameras often help solve crimes

RETENTION PONDS

- SOLITUDE was not responsive to requests for a maintenance quote in 2023
- Their videos are helpful with our DIY strategy
- DIY management was the only option for control of algae and odors
- Fewer geese and less fecal matter helps reduce nutrients in pond
- Several homeowners added RIPRAP, the best protection against Muskrat damage
- 100A pond watermeal problem improved with the removal of invasive plants
- We will use DIY strategy again next year to conserve budget and build reserve
- Efforts to get professional help hampered by limited access to ponds, esp. 100A
- There does not appear to be a simple inexpensive solution to 100A pond access

2023 RETENTION POND IMPROVEMENTS



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2023 RETENTION POND IMPROVEMENTS 100A NORTH END



Slide from 1 year ago
Invasive tree removal at north end of 100A



Commons behind 719 & 801 Erin Dr



Commons behind 719 & 801 Erin Dr

100A NORTH END AFTER THIS YEAR'S CLEANUP



RETENTION POND AT 602 ERIN DR STILL NEEDS IMPROVEMENT



OLD BUSINESS

- A few homeowners asked for a Bradley Crestwood intersection improvement
- We spoke to city about potential improvements
- Stop signs on Bradley at Crestwood were viewed as too disruptive by city
- A stop light at Staley and Bradley would be a possibility in future
- Another possibility is a stop light at Duncan and Bradley
- A new study of traffic patterns the city planner would be needed to justify \$\$\$
- No change planned in the near term based on most recent traffic study

NEW BUSINESS

- Increase in vandalism reported in nearby subdivisions
- As always, keep your cars and homes locked and watch for suspicious activity
- Keep post lamps in working order and consider a smart doorbell
- Get license plate numbers if you can do so safely if you spot something unusual
- Some recent problems attributed to rental properties with irresponsible owners
- Some homeowners have suggested the HOA pass rules regarding rental units
 - Prospective renters must be vetted by landlord / property manager
 - A new owner cannot rent a property for one year to discourage landlord purchases
 - Renters must agree to abide by all neighborhood covenants
 - Work with city to enforce home maximum occupancy rules

ADJOURN
