

TIMBERLINE TALK

INSIDE THIS ISSUE:

| | |
|----------------------------|---|
| <i>Detention Basins</i> | 1 |
| <i>Annual Meeting</i> | 1 |
| <i>Covenants</i> | 2 |
| <i>Board of Directors</i> | 3 |
| <i>Annual Dues Invoice</i> | 3 |
| <i>Planning a Move</i> | 3 |

PLANNING A HOME IMPROVEMENT?

Homeowners are required to call the architectural committee before making any permanent improvements to their properties. This includes, but is not limited to, fences, sheds, or room additions.

For an architectural improvement form, call Stuart Folsie at 378-5222 or find it on the web at <http://timberlinevalley.us>.

TIMBERLINE VALLEY HOMEOWNERS CALL STUART BEFORE THEY DIG!



Detention Basins

Members of the Board of Directors met on Thursday, August 21, 2008, with the City of Champaign employee in charge of detention basins. They presented the association's concerns about the flow of drainage water into the basins and are waiting for a response from the city.

The board continues to hold \$45,000 in certificate of deposits for the dredging project. With the collection of fiscal year '09 dues the board is looking to add \$15,000 to the project. The Board of Directors will discuss the outcome the meeting with the city at their next board meeting and at the annual meeting.

The board would like to thank you for being patient. When working with a government entity, results of the process may take longer than normal. The board is working to save the necessary funds so they won't have to impose a special assessment.

Annual Meeting

The homeowner's association's annual meeting will be October 11, 2008 (Saturday) starting around 10:00 AM at the Tony Noel Building on the Parkland College Campus. The topic for discussion will be the results of the meeting with the city and the next step the board will be taking. Please plan to attend.

Reminder to Dog Owners: Your dog is **not** to run loose! When you are out walking your dog, **the animal is to be leashed at all time!**

Covenants

Every homeowner should have a copy of the Timberline Valley Homeowner's Association's covenants. If you do not you can go to the association's web site at www.timberlinevalley.us to download a copy to keep in file on your pc or print a copy out for quick reference. It is the responsibility of the Board of Directors to make sure the covenants are enforced, in order for the subdivision to stay a viable area where potential homeowners would like to reside. The board feels that a few of the covenants are going to have to be enforced a little more than they have been in the past. The following covenants are going to be discussed with possibility of creating a committee(s) to over see enforcement and setting of consequences for constant violators:

5. Nuisances: No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which maybe or may become an annoyance or nuisance to the neighborhood. No animals or pets shall be housed, kept, or leashed outside..... The complaints the board gets are mainly owner's revving the car's engine at all hours of the day and night or the gunning of a motorcycle engine late at night. The other complaints have been about late night parties heard over a section of the subdivision...one should call the non-emergency police number. The board is going to discuss what can be done about the habitual violators.

13 Parking: The owner of each lot shall provide enclosed off-street parking for each motor vehicle owned by such lot owner. No recreational vehicle (that means no RV's of any type, campers, boats, trailers for hauling or any work related trailers) may be stored upon a lot unless in an enclosed garage (the one attached to your home). Homeowner's work vehicles should be parked in the driveway or garaged. Street parking shall be permitted only for temporary visitors. The board will, also, discuss the various violators and determine what should be done. **If by chance you fall in this category you need to remove the motor vehicle or trailer in question in the next two weeks .** The only recourse the board presently has is to request removal by a certain date and if that is not adhered to imposing a monetary fine (#20. Enforcement).

14 Maintenance of Improvements: It shall be the responsibility of each lot owner to maintain in good condition.....and to keep the same in a clean and neat condition. The majority of the homeowners keep there property in excellent condition. The lawn should be grass (that's the norm), weeds pulled from the landscape, shrubs trimmed, etc. It doesn't take much money to keep the lawn grassed, mowed and landscape trimmed and in a presentable condition, it just takes a little time and effort. The board will be discussing the possibility of forming a committee to make sure every homeowner adheres the covenant. Again, it doesn't take a great deal of money, it just takes time and effort to mow, trim, and pull the weeds.

Subdivision Sign

The board has not forgotten about the sign. They will work on the design, purchase and installing the sign after the basins have been dredged.

TIMBERLINE VALLEY
BOARD OF DIRECTORS

The following homeowners have volunteered to serve as a board member for 2 years beginning October 1, 2008:

Glenn Adden, 3106 Timberline Drive, 398-8153
Steve Anderson, 3305 Timberline Drive, 352-4686
Roger Corsaro, 3206 Amy Drive, 355-1849
Stuart Folse, 3101 Gold Medal Drive, 378-5222
Harold Hempel, 3203 Sharon Drive, 607-0147
Melanie Hertel, 3405 Timberline Drive, 398-4263
Mitch Kazel, 3301 Valerie Drive, 689-4589
Bill Link, 3302 Valerie Drive, 403-9845
Brian Wente, 3002 Valerie Drive, 356-5965
Tom Shaw, 3094 Timberline Drive, 351-7359

Since no other homeowners volunteered to serve on the board of directors this year, an election was not necessary.

Annual Dues Invoices

The annual dues invoices have been mailed and homeowners should have received them by now. If you have not received an invoice please contact Roger Corsaro, 355-1849. The annual dues are due on or before October 1st. After that date a late fee will be added. If you pay your dues at the annual meeting on Saturday, October 11, 2008, there will be no late fee.

Planning a Move?

Remember that you will need documentation from the Board to prove there are no outstanding liens on your property. Also, please remember to give us adequate time to prepare the documents, since we don't do this as a full time job. Please contact our President, Roger Corsaro at 355-1849, and he'll be glad to assist you.

MARK YOUR 2008/2009 CALENDAR

Board of Directors Meetings:

October 18
November 8
January 10
March 14
May 9
July 11
September 12

Annual Meeting

October 10, 2009

Tony Noel Building
Parkland College

2009 Garage Sale

May 23, 2009

August 29, 2009

(all dates are
tentative)