

TIMBERLINE TALK



A NEW SIGN FOR TIMBERLINE?

INSIDE THIS ISSUE:

<i>Covenants</i>	2
<i>Moving?</i>	2
<i>Meet the Board</i>	3
<i>Tax Tips</i>	3
<i>Directory</i>	4

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 Glenn Adden, committee chairman at 398-8153.

TIMBERLINE VALLEY HOMEOWNERS CALL GLENN BEFORE THEY DIG!

As most residents have probably noticed, some progress has been made in cleaning up the corner of Duncan and Bradley where the Timberline Valley sign used to stand. The sign was destroyed by a car accident earlier in the fall, and since then, the board has been in contact with various parties to facilitate the clean up of the area.

However, during the board's efforts to clean up the damage, it was discovered that the property on that corner is not commons area, but is actually the property of a homeowner. This means that the board has no jurisdiction over any permanent structure on the corner. The board cannot make any alterations to the fence that currently stands on that lot (that includes repairing the damage), and the board does not have the authority to place and maintain a subdivision sign on that property.

This was all discussed briefly at the annual meeting in September. The board has proposed some options for a new sign for Timberline Valley, but now we need input from you, the homeowners. A new sign could be costly, so before the board even gets estimates from landscapers or architects for a new sign, we'd like to see if the majority of homeowners even want a new Timberline Valley sign. Enclosed in this mailing, you will find a postcard. Simply indicate whether or not you would like the board to pursue estimates for a new sign, and then the board will move forward with your input. It's important that all homeowners understand that if you vote "yes" for a new sign, you are not writing the board a blank check. This would just be the first step in a process that will take quite a bit of time and will involve a lot of input from homeowners along the way.

If the majority of homeowners vote in favor of exploring the cost of a new sign, the board has some options. One option would be to try to contact the homeowner who owns the property where the old sign used to stand to see if the board could get an easement for that small part of the lot. Another option would be to explore creating a new sign on commons area, probably by the lake on either Duncan or Bradley.

The bottom line is, this is your money that we are talking about spending. We want your input on what you would like to see done with it. Again, a "yes" vote simply means that you are interested in exploring your options further, while a "no" vote means that you do not feel there is a need to explore erecting a new Timberline Valley sign anywhere in the subdivision.

PLEASE FILL OUT THE ENCLOSED POSTCARD AND SEND IT BACK TO THE BOARD! YOUR OPINION MATTERS TO US!

Our Committees need your help!

Want to get involved in what goes on in the subdivision? Join a committee! It's fun, it's free, and it's a great way to meet your neighbors.

Contact the following people for information on their committees:

Talese Swickard,
Social Committee
356-5017

Heather Miller,
Grounds
Committee 359-
4448

Glenn Adden,
Architectural
Committee
398-8153



COVENANTS ARE AN INTERESTING READ

How many homeowners have actually taken the time to carefully read through the official Timberline Valley Covenants? Did you even know we have covenants and by-laws? To be honest, some board members hadn't even looked at these rules and regulations as closely as we should, until recently.

Reading through the covenants recently, some board members discovered that there is some interesting stuff in the covenants of our subdivision. Some of it is simply dated material, while other pieces just seem a bit strange. For example, according to our covenants, the only signs allowed to be displayed in the yard of a home are small security signs, construction signs, and for sale signs. That means that all those political signs that are popping up are actually banned by our covenants! Now, we certainly don't want to stifle anyone's free speech, but a rule is a rule, right?

The board feels that the answer to this problem is to form a committee to rewrite the covenants. This will probably be a fairly extensive project, but we feel that after it is completed, our subdivision will be an even better place to live than it already is.

This is your chance to get involved! The board wants the Covenant Committee to be made up not only of board members, but also of regular homeowners who care about the direction and well-being of Timberline Valley. If you would like to volunteer to serve on this committee, please contact Board President Roger Corsaro at 355-1849.

You can view the covenants online at www.timberlinevalley.cjb.net.

PLANNING A MOVE?

As the weather warms up, many people's thoughts turn to the dream house they've always wanted to build. If you're one of those lucky folks who've managed to build the house of your dreams and will be leaving Timberline Valley, keep in mind that you'll need some documentation before you leave. No, you don't need a permission slip from the board before you can leave, but you do need documentation to prove that there are no outstanding liens on your home.

A lien can be placed on your home for failing to pay fees or fines, most often for a failure to pay dues. The board is proud to announce that at the time of this writing, no homeowners in Timberline Valley have liens on their homes! But, you'll need to provide proof to the lender and the prospective buyer. In order to do that, you, your bank, or your realtor will need to contact Board Treasurer Sharon Murray at 359-4555. Remember, we don't do this as our full time job, so don't expect turn around time on this to be within the day. Please give adequate notice so that Sharon can properly file your paperwork.

If you are planning to leave the neighborhood, we'll certainly miss you and we wish you much happiness in your new home!

MEET THE BOARD

Roger Corsaro, Board President
Timberline Valley Resident for over 9 years.

Roger is originally from Kankakee, Illinois. He is recently retired from the Illinois Department of Corrections. He lives with his wife Diane, a Coordinator of Curriculum Instruction at the College of Medicine, and their Cocker Spaniel, Maggie.

In his spare time, Roger enjoys working around the house and gardening. Roger and Diane enjoy the quiet and safe surroundings of Timberline Valley, which provide ample opportunities for long walks after dark in the summer.

Jennifer Dallas, Board Member
Timberline Valley Resident for almost 2 years.

Jennifer is originally from Marengo, Illinois. She is currently employed as a Financial Advisor for Morgan Stanley. She lives with her husband Mike, a law student at the U of I, and their Cavalier King Charles Spaniel, Riley.

In her free time, Jennifer enjoys getting involved in the community. She is a member of C-U Junior Women's Club, the Executive Club of Champaign County, and volunteers at Clark Lindsey. On a nice day, Jennifer can often be found roller-blading, walking, or running through our subdivision.

ARE YOU READY FOR TAX TIME?

It's been said the only sure things in life are death and taxes, and the time for one of those is drawing near. Luckily, the "sure thing" that's drawing near for all of us is tax time! (I bet you never thought you'd hear the words "luckily" and "tax time" in the same sentence.) Many people dread tax time, so we've put together a few tips that should make it easier on you and your family.

1. Start preparing early. The best way to ensure that you're not in a panic is to start early. Now is the time to contact your tax preparer, if you are planning to use one, or to purchase tax software, if you plan to use it.
2. Keep detailed records. It might be too late this year to make up for your lack of record keeping skills, but at least you can start keeping good records from this point forward. You should be sure to have detailed records of your investment accounts, retirement accounts, and your charitable contributions, among other things.
3. Be aware of the new tax laws. There are a lot of new tax laws that you'll have to deal with this year. Most notably for some Timberline Valley residents is the increased child tax credit and marriage penalty relief.. A professional tax preparer should be able to explain these and all the other new tax laws to you and see how they affect you.
4. Don't panic if you make a mistake. Simply file a 1040X form. The IRS knows you're not perfect, but they do expect you to be honest in reporting mistakes in a timely manner.
5. You can file for an extension. However, it's important to remember that an extension in filing is NOT an extension in paying. You will still be expected to make a good-faith estimate of your taxes and send in the payment.

These tips were prepared with the assistance of a local Certified Public Accountant.

MARK YOUR CALENDARS FOR SOME SPRING CLEANING!

Clean out the garage and empty those closets! Timberline Valley's Spring Garage Sale is tentatively set for May 22, 2004 from 8am until the last shoppers drop.

As usual, an add will be placed in the paper and a sign will be posted in a prominent location.

All homeowners are encouraged to participate. Our garage sale is one of the most anticipated in town!



Timberline Valley
Homeowners' Association

PO Box 3904
Champaign, IL 61826-3904

**We're
on the
Web!**

Check out our website at
[www.timberlinevalley.cjb.net!](http://www.timberlinevalley.cjb.net)

And watch for lots of new im-
provements coming soon
courtesy of new web-master
Mitch Kazel!



2003-2004 TIMBERLINE VALLEY BOARD OF DIRECTORS

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Talese Swickard, 3104 Valerie Dr., 356-5017

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Hang in there! Spring is just

around the corner!

