

TIMBERLINE TALK



MORE NEWS ON "THE CORNER"

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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 Fred Clarke, committee chairman at 355-0344.

TIMBERLINE VALLEY HOMEOWNERS CALL FRED BEFORE THEY DIG!



Homeowners who have lived in this subdivision for the past two years are very familiar with the problems on "the corner." We've walked and driven by the eyesore for some time now. Visitors to our subdivision wonder what happened, and newcomers just want to know when it will be fixed.

"The corner" in question is the corner of Duncan and Bradley—the first thing most people see as they enter the subdivision. The corner was damaged over a year ago by a car accident. Since that time, the Board has actively been seeking ways to clean and repair it.

At the suggestion of our insurance company, the Board had the corner surveyed and found that the land was not commons area, as was previously thought. The land is owned by the homeowner at 3001 Timberline Drive, Mr. Michael Baetz. Since Mr. Baetz owns the property, the Board has no authority or right to clean up or repair the property, or any structures on it (such as the badly damaged fence).

Since the time of the damage, the Board has tried to contact Mr. Baetz by phone, in person, and via certified letter. Our efforts have not been successful. In September, the Board agreed that the property was an eyesore which needed to be cleaned and maintained. To that end, the Board has levied a fine of \$100 per week on Mr. Baetz until the corner is made clean and presentable.

The board has no authority to maintain the property (nor do any other individual homeowners) until Mr. Baetz contacts the President of the Board, Roger Corsaro, to resolve this situation.

SPRING GARAGE SALE

The annual spring garage sale is set for Saturday, May 21st, beginning at 8am. Our neighborhood garage sale is always one of the most anticipated sales in Champaign. Your participation is what makes it great! So clean out those closets and get ready for a great day of selling!



UPKEEP OF HOMES IMPORTANT

Remember that per our covenants, it is the homeowner's responsibility to "maintain in good condition the improvements upon his/her lot and to keep the same in a clean and neat condition." (Protective Covenants #14.) General property maintenance is very important year-round, but many items become especially important as the weather gets warmer and we head for summer. Here are a few things to keep in mind:

- Lawns must be kept mowed, landscaping clean and neat, shrubs trimmed, and weeds removed.
- Your home needs to be in good condition: no hanging gutters or screens, garage doors functioning properly, and fences maintained.
- The post lantern in each yard needs to be functional (since there are no street lights in our subdivision, these provide the only light for people taking a walk on a warm spring evening). Replacing the light bulb and photo-electric cell when necessary is the responsibility of each homeowner.

Make sure your lamp comes on at dusk.

As a courtesy to your neighbors, please keep your trash receptacles out of sight, and out of full view of the street except on collection days. The board has received many complaints about this, and it is an eyesore. As it gets warmer, the odor can also be a problem. We suggest keeping trash receptacles in your garage.

By following these and other common sense guidelines, our subdivision will continue to be one of the most sought-after in town!

GOIN' FISHIN'?

The detention basins around the neighborhood are a wonderful asset to all of us. Many of us have enjoyed the benefits of a quiet stroll around them in the summer or a session of skating in the winter. However there are some important points to remember about our basins.

First of all, *our detention basins are "catch and release" basins only.* So even if you hook "the big one" you aren't allowed to serve it up for dinner that evening. Please save us the cost of restocking the basins by releasing all the fish you catch. Also, the basins are chemically treated, making the fish not suitable for consumption.

Second, *the basins are for residents and supervised guests of residents only.* It has been brought to the board's attention recently that some homeowners are inviting friends to fish at these basins without the supervision of the homeowner who invited them. Homeowners must understand that if you invite someone to fish, or spend any type of time at our basins, **YOU, THE HOMEOWNER**, are responsible for anything that happens to them. After conferring with our insurance agent at Cincinnati Insurance, the board is hereby informing homeowners that this practice must stop immediately!

Please help us keep our costs down and keep our basins safe!

Planning a Move?

If you're planning to leave the neighborhood, please remember that you will need documentation from the Board to prove there are no outstanding liens on your home. Also, please remember to give us adequate time to prepare the documents, since we do this as our full time job. If you're planning a please contact our Secretary, Sharon Murray at 359-4555 and she'll be glad to assist you.



NEWS ON THE "LAKE" FRONT

Our subdivision has three detention basins, which realtors and others in the community typically call "lakes." Last summer, the detention basins experienced significant problems with algae. The Board worked closely with Marine Biochemists (the company we contract for weed control of the detention basins) to try to alleviate the problems. The detention basins were treated on a weekly basis to no avail; the algae kept coming back.

Already this spring, new algae growth is evident on our detention basins. This is a major eyesore for people who live along these areas. Marine Biochemists has been very helpful in trying to reach a solution, however there are some factors working against us. For example, the "long" basin (which stretches from Duncan to Alpine Drive) is extremely shallow, measuring approximately 4 feet in depth at its deepest point. Because the basin is so shallow, the algae grows at very fast pace.

The City of Champaign conducted a study session on detention basins last fall. Our subdivision is not the only one in town that has experienced various problems with these basins. The results of that study session are still being reviewed by the city.

The Board will keep in contact with Vic MacIntosh, our District 3 City Council representative, to continue to lobby for increased city assistance with these problems. In the meantime, the Board is maintaining the basins as we always have, and will continue to work to aggressively treat the algae problem.

CHECK US OUT ON THE WEB

Resources you can find our website include:

- Listing of members of the Board of Directors
- Copies of the Protective Covenants and By Laws
- Past newsletters

WWW.TIMBERLINEVALLEY.CJB.NET



**MARK YOUR
CALENDARS FOR
OUR ANNUAL
SPRING AND FALL
GARAGE SALES!**

**Spring Sale:
8am, Saturday,
May 21st**

**Fall Sale:
8am, Saturday,
August 27th**



Timberline Valley
Homeowners' Association

PO Box 3904
Champaign, IL 61826-3904

BOARD APPROVES NEW LAWN CARE BID

At the first meeting of the new calendar year, the Board approved a new bid for lawn care. Greenside Lawncare, a company owned by Nick Brian, a subdivision resident, will be mowing the commons areas and the ditches along both Duncan and Bradley this year. Greenside Lawncare is the first mowing company to offer to affordably mow the ditches in addition to the other areas.

Other business at the meeting included approving of the bid by Marine Biochemists for treating the detention basins. This will be the second year of working with Marine Biochemists. There was much discussion about the basins and the algae problems, and the Board continues to look for solutions. The corner of Duncan and Bradley was also discussed at length during the meeting.

**We're
on the
Web!**

Check out our website at
www.timberlinevalley.cjb.net!

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



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The TVHA Board wishes you

a safe and fun spring!