

# TIMBERLINE TALK



## PROPERTY MAINTENANCE

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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 chairperson at 355-0344 or find it on the web at <http://timberlinevalley.us>.**

**TIMBERLINE VALLEY HOMEOWNERS CALL FRED BEFORE THEY DIG!**



With the onset of warmer weather, the homeowner or renter has responsibilities to maintain in clean and neat condition the property lot. General property maintenance is very important year-round, but many items become especially important in the warmer weather.

- Lawns must be kept mowed (weekly), landscaping clean and neat, shrubs trimmed, and weeds removed.
- This is a good time to make sure the house is in good condition: no hanging gutters or screens, garage doors function properly, and fences are maintained.
- The post lanterns in each yard need to be functional. Since there are no streetlights in our subdivision, these provide the light for those who enjoy a walk in the evening during the warm weather. Replacing the light bulb and the photoelectric cell when necessary is the responsibility of the homeowner and/or the renter. Please make sure the lamp comes on at dusk.

Again, as a courtesy to our neighbors and guests, please keep the trash receptacles out of sight and/or full view of the street except on collection days. The Board of Directors continues to receive complaints. With the warmer weather, the odor can also be a problem; therefore, we suggest keeping the trash receptacles clean and in your garage.

By following these and other common sense guidelines, our subdivision will continue to be clean, enjoyable, and one of the most sought after places in Champaign to live.

## SPRING GARAGE SALE

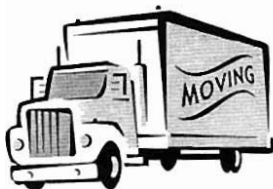
The annual spring garage sale is set for Saturday, May 20th, from 8 a.m. to 1 p.m. Our neighborhood garage sale is always one of the most anticipated sales in Champaign. Your participation is what makes it great! So clean out those closets and get ready for a great day of selling!



## NEWS ON THE "LAKE" FRONT

### 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 don't do this as our full time job. If you're planning a move please contact our Secretary, Sharon Murray at 359-4555 and she'll be glad to assist you.



As most homeowners know the detention basins have been a problem for the subdivision over the last couple of years. During the summer months the basins continue to experience problems with algae. The Board of Directors has worked closely with Marine Biochemists to try to alleviate the problem. The basins were treated on a weekly basis last summer to no avail. The board conferred with Marine Biochemists and the University of Illinois extension department on the reason for the algae and possible remedies to our problem. The main reason is the lack of depth in the basins. The long basin is between 2 and 4 feet deep and the small one is possibly 3 feet at the center. The basins should be between 10 and 12 feet deep. Therefore, the Board of Directors has been getting bids to do the dredging project and has asked the city to assist us in this project. We had an informational meeting on April 11<sup>th</sup> with city representatives. The city may be willing to work with us in providing the necessary engineering requirements. They have also shown interest in helping us find a way to finance the project so we will not have to levy a special assessment. The process of working with the city will require several meetings over the next several months. The committee for the project consists of Glenn Adden, Rog r Corsaro and Sharon Murray. The majority of the homeowners want the committee to continue the project with the city. As the committee meets and new information becomes available, the board will keep the homeowners informed by letter or newsletter.

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## FREQUENTLY ASKED QUESTIONS

**Who do I contact about vehicles parked across the sidewalk?**

You will need to contact the Champaign Police Department at the non-emergency number (351-4545) and report the address and /or the vehicle in question.

**Who do I contact about recreational vehicles that someone has left parked on the street or in their driveway?**

You may contact the board president (or any board member) to file a complaint about a recreational vehicle parked in a homeowner's driveway, as this is a violation of the subdivision covenants. The board will notify the homeowner asking them to remove the recreational vehicle or park it within their garage (overhead door must be able to close). If the recreational vehicle is parked on the street by itself, please contact the Champaign Police Department to determine the current regulations regarding those types of vehicles.

These are just two questions that are asked. The rest will be found on our web site under frequently asked questions (FAQ).

## TIMBERLINE VALLEY BOARD OF DIRECTORS

Roger Corsaro, President, 3206 Amy Dr., 355-1849  
 Glenn Adden, Vice President, 3106 Timberline Dr., 398-8153  
 Sharon Murray, Treasurer, 3401 Timberline Dr., 359-4555  
 David Bradley, 3109 Valerie Dr., 355-6811  
 Fred Clarke, 3111 Amy Dr., 355-0344  
 Stuart Folse, 3101 Gold Medal Dr., 378-5222  
 Adam Johnson, 3106 Valerie Dr., 351-8842  
 Mitch Kazel, 3301 Valerie Dr., 359-9754  
 Amy Slagell, 3209 Amy Dr., 390-0063  
 Mike Williams, 3112 Sharon Dr., 352-1370  
 Matt Varble, 1708 Nancy Beth Dr., 356-2672



## 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 Bylaws
- Past newsletters

[HTTP://TIMBERLINEVALLEY.US](http://TIMBERLINEVALLEY.US)



### MARK YOUR CALENDARS

**Fall Garage Sale:**  
 Saturday, August 26  
 8 am-1 pm

**2006 Board Meetings:**  
 May 13  
 July 15  
 September 9

*Meetings will be held at  
 the home of Sharon  
 Murray, 3101 Timberline  
 Drive at 10 a.m.*

**2006 Homeowner's  
 Association Annual  
 Meeting**  
 September 13

