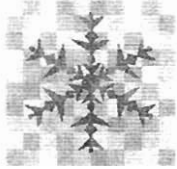


TIMBERLINE TALK



NEWS ON THE "LAKE" FRONT



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!

Our subdivision has three detention basins, which realtors and others in the community typically call "lakes." During the summer, the detention basins continued to experience 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.

The City of Champaign reiterated that the detention basins are the responsibility of the homeowners association. Our subdivision is not the only one in town that has experienced various problems with these basins. Since the association owns the basins, it is our responsibility to maintain them. Therefore, the board has been contacting various excavation companies to look for bids to dredge the basins. As of December 1, the board has received two bids, ranging from approximately \$145,000 to \$500,000. We continue to pursue other companies for bids. We are also looking into various ways to finance this endeavor.

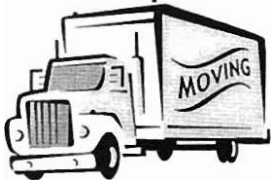
The board of directors will continue to keep the homeowners informed on the progress of the basins by letter or newsletter.



SPRING GARAGE SALE

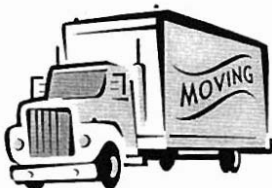
The annual spring garage sale is set for Saturday, May 20th, from 8am to 1pm. Our neighborhood garage sale is always one of the most anticipated sales in Champaign. Your participation is what makes it great! So clean out those closets and get ready for a great day of selling!





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 Treasurer, Sharon Murray, at 359-4555 and she'll be glad to assist you.



UPKEEP OF HOMES IMPORTANT

As we look forward to the new year and the coming of warmer weather we need to be aware of our 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-around, but many items become especially important, as the weather gets warmer. 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!

ANNUAL MEETING

The Homeowner's Association annual meeting was held on September 15, 2005, at the Tony Noel Building on the Parkland College campus. There were 20 Homeowners and the Board of Directors present. The board reviewed the fiscal year 2005 with the annual treasurer's report. Those present discussed the mowing, weed control and fertilizing of the common areas. They would like the same companies to continue for the next year. The next topic was maintaining the detention basins and the possibility of dredging the long and small basins. The Homeowners instructed the board to continue pursuing bids, gathering information on the infrastructure from the city, and where the water is coming from other than the subdivision. When all the information is compiled, they would like the board to hold a special meeting to go over the information.

A warning came from a few Homeowners about the theft of items from their garages. Since many of the residents leave their garages open during the warmer weather...one should be aware of the possibility of theft. This warning came from Homeowners located in different parts of the subdivision.

2004-2005 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

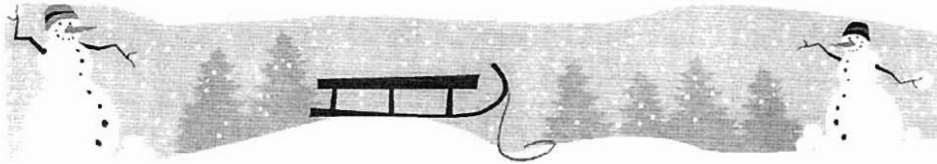
Adam Johnson, 3106 Valerie Dr., 351-8842

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

The webmaster and board member has acquired a new web address and will be updating the website in the coming months. Our new website is:

<http://timberlinevalley.us>

Resources you can find on our website include:

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

*The TVHA Board wishes you a safe
and happy new year!*



MARK YOUR CALENDARS

Spring Garage Sale:
Saturday, May 20, 2006

8am-1pm

Fall Garage Sale:
Saturday, August 26, 2006

8am-1pm

**2006 Board of Directors
Meetings:**

January 14

March 11

May 13

July 15

September 9

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

**Homeowner's Association
Annual Meeting**

September 15

