

# TIMBERLINE TALK



## NEWS ON THE LAKE FRONT

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The board received a response from the city on assistance in dredging the basins. The financial administrator for the city wants the association to first discuss our needs with a financial institution. Mr. Corsaro met with a representative of an institution and discussed our needs. The first thing we need to do is to see if we qualify for a commercial loan before discussing the various options for financing. At the July Board of Directors meeting the board instructed Mr. Corsaro and the dredging committee to put the necessary paperwork together and submit it to the financial institution. The board is hoping to have a response by the annual meeting and/or in time for the next newsletter.

Since the dredging won't take place for a while, help from the homeowners along the basins would be greatly appreciated by doing the following:

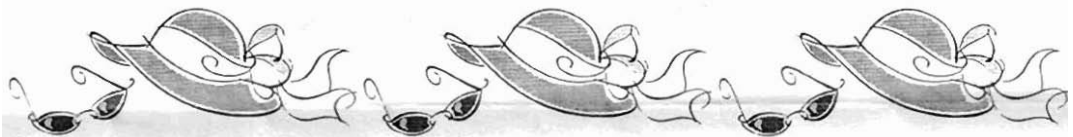
- o Please limit the amount of fertilizer used on your lawns since the grade of your lawns is steep enough to have it wash down into the basins.
- o Please don't feed the geese. Their droppings are a source of nutrients that the algae will thrive on.
- o Do not place yard waste on the shoreline or in the water. It becomes a haven for the water fowl. Plus, the shoreline is not a dumping ground and it just doesn't give the subdivision a positive look.

**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!**



## FALL GARAGE SALE

The annual fall garage sale is set for Saturday, August 26th, from 8 a.m. to 1 p.m. Our neighborhood garage sales are 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!

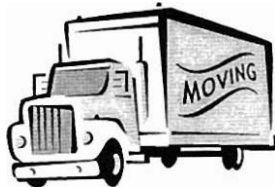


## PROPERTY MAINTENANCE

Again, the board wishes to remind the homeowner or renter that they have the responsibility to maintain their property and keep it in clean and neat condition. General property maintenance is very important year-round, but the following items are especially important in the summer months:

### 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.



- Lawns should be mowed, landscaping kept clean and neat, shrubs trimmed and weeds removed.
- Post lanterns in each yard need to be functional. These provide the light for those who enjoy a walk in the evening during the warm weather.
- Please keep the trash receptacles out of sight and or full view of the street except on collection day. With the summer weather, the odor can also be a problem: therefore, we, again, suggest keeping the trash receptacles clean and in your garage.

Our subdivision will continue to be clean, enjoyable if everyone follows these and other common sense guidelines.

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## OTHER AREAS OF CONCERN

**Recreational Vehicles:** Over the past few months board members have noticed RV's, trailers and boats stored in the homeowner's driveway or on the street. The homeowner needs to remove them or garage them where the garage door is able to close completely. The Board of Directors would like the owners to remove them within a week from receiving this newsletter. Otherwise, the board will have to take appropriate action, and a fine will be imposed on those who continue to violate the covenants.

**Vehicles parked across the sidewalk** have also become a problem in the subdivision. The board has received complaints from residents who enjoy walking in the summer. If this has become a problem near your home, you may call the Champaign Police Department at 351-4545 and give the address, description of the car, and the license plate number. The car will be ticketed and/or towed. You may give your name or remain anonymous.

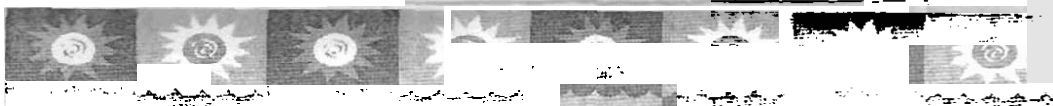
The Board of Directors did not place the **letters on the fence** at the corner of Duncan and Bradley. This indiscretion by a homeowner caused many to inquire if this was the sign authorized by the board. The very negative feedback led to their removal. The Board of Directors as stated previously is planning on purchasing and placing an appropriate sign at a later date.

**Fishing on the big "lake":** There has been a considerable increase in the number of people who use the big "lake" for fishing. With the new subdivisions to the south and west many people are coming to our "lake" to fish. Board members have talked to some of the people to let them know the lake is private. If you live near a lake and you see someone you don't know walking or fishing please inquire if they live in Timberline. If they don't, let them know it is a private "lake".

## TIMBERLINE VALLEY BOARD OF DIRECTORS

Enclosed you will find a ballot for the Board of Directors for the coming fiscal year. Please follow the instructions given and return it via mail.

Just a reminder: the Board of Directors will be sending out a dues statement for the coming year during the month of August. The association dues are to be paid on or before October 1, 2006.



### 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

Coming with the new fiscal year we will be posting the minutes of the board meeting, letters to the community, upcoming events and hopefully have a message board.

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



### MARK YOUR CALENDARS

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

**Next Board Meeting:**  
September 9

**2006 Homeowner's  
Association Annual  
Meeting:**  
September 13, 6:30 p.m.  
Parkland College  
Tony Noel Building

