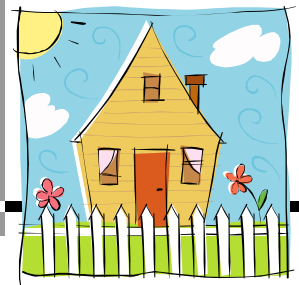


TIMBERLINE TALK



PROPERTY MAINTENANCE

INSIDE THIS ISSUE:

Carbon Monoxide	1
Home Improvements	1
Planning a Move?	2
Board of Directors	3
Coming Events	3

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!



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-around, 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.
- Good time to make sure the house is in good condition: no hanging gutters or screens, garage doors function properly, and fences are maintained.
- **Post lanterns** in each yard needs to be functional. Since there are no street lights 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 or the photoelectric cell when necessary is the responsibility of the home owner and /or the renter. Please make sure the lamp comes on at dusk.
- Again, as a courtesy to our neighbors and guest, please keep the **trash/recycling receptacles** out of sight, and out of full view of the street except on collection days (this is city policy).

Reminder: Homeowner's **vehicles** including vehicles issued to you from place of employment must be garaged or in the driveway. Parking on the street is for your guests.

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.



PROPERTY MAINTENANCE, CNTD.

Recreational Vehicles

There are to be **NO RV's**, trailers, boats, etc. 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. If a homeowner violates this protective covenant the Board of Directors will have to take appropriate action, and a fine will be imposed on the homeowner.

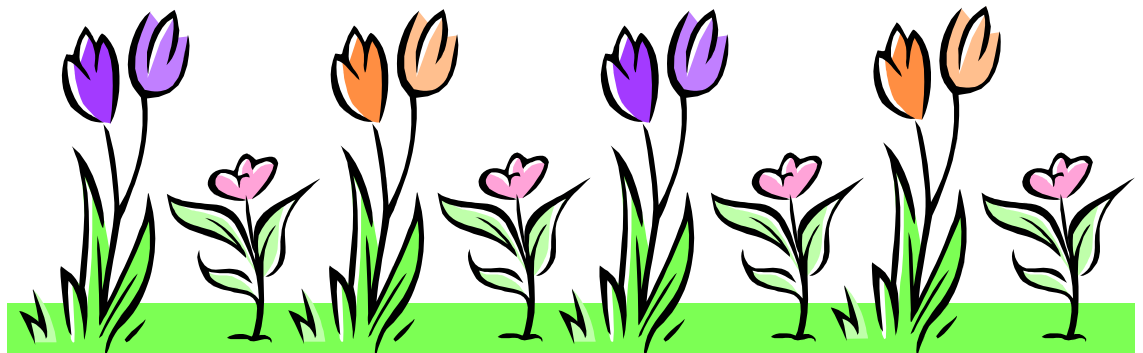
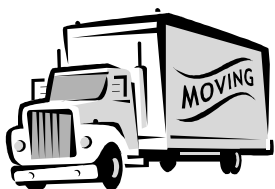
Vehicles parked across the sidewalk

Vehicles parked across the sidewalk have also become a problem in the subdivision, since residents have been out walking, riding bikes, etc. Please make sure that the sidewalks are free of vehicles since it is a right way and pedestrians are to have free access to them. Anyone encountering this problem needs to call the Champaign Police Department at the non-emergency number (351-4545). Please do not contact the Board of Directors if you encounter vehicles parked across the sidewalk.

Fishing on the lakes

With warmer weather there is an increase in the number of people who use the lakes for fishing. With the new subdivisions to the south and west many people are coming to our lakes to fish. Board members ask that if you are out walking or fishing and see someone fishing at the lake, please let them know that it is a private lake, for residents of Timberline Valley only.

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 President, Roger Corsaro at 355-1849, and he'll be glad to assist you.



TIMBERLINE VALLEY BOARD OF DIRECTORS

Glenn Adden, 3106 Timberline Drive, 398-8153

Steve Anderson, 3305 Timberline Drive, 352-4686

Roger Corsaro, 3206 Amy Drive, 355-1849

Stuart Folse, 3101 Gold Medal Drive, 378-5222

Melanie Hertel, 3405 Timberline Drive, 398-4263

Mitch Kazel, 3301 Valerie Drive, 333-1259

Bill Link, 3302 Valerie Drive, 403-9845

Brian Wente, 3002 Valerie Drive, 356-5965

Mike Williams 3112 Sharon Drive, 352-1370

Tom Shaw, 3094 Timberline Drive, 351-7359

MARK YOUR CALENDARS

2007 Garage Sales:
May 19, 8 am-1 pm
August 25, 8 am-1 pm

Board Meetings:
May 12
July 14
September 8

Board of Directors Responsibilities and Homeowner Responsibilities

There seems to be some confusion about the responsibilities of your Homeowner's Association Board of Directors. The duties of the board can be found in section 13 of the Bylaws. For example, the board is responsible for taking action on the covenants, maintaining the commons and basins, setting a budget and reporting to the homeowners annually. However, the Board of Directors has no authority to enforce the Champaign Municipal Code. To report Code violations (such as loud parties, cars left parked on the street for over 72 hours, vehicles blocking the sidewalk. etc.) please call the Champaign Police Department non-emergency number at 217-351-4545. You do not need to give your name. The city will then deal with the issue appropriately. Reporting these problems will make the subdivision a more pleasant and safe place to live for all.

The entire Champaign Municipal Code can be found under the CITY GOVERNMENT link on the City of Champaign's web site: <http://www.ci.champaign.il.us/>

Coming Events:

Bradley Avenue road construction between Mattis Avenue and Duncan Road is scheduled to begin April 30th. The road construction will take between 18 to 24 months. You may want to plan an alternate route once construction begins.

Spring Garage Sale ...May 19th, 8am – 1pm. 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!



Timberline Valley
Homeowners' Association

PO Box 3904
Champaign, IL 61826-3904