

TIMBER CREEK

Community Newsletter | Summer 2025 | timbercreekcommunity.com

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Community Notes

Curb Appeal | Volunteers with Warrenville in Bloom drive down every street each July looking for eye-catching front yards to recognize with Curb Appeal Awards. Criteria includes: 1) Attractive and attention grabbing; 2) Neat, planned, well landscaped; 3) Colorful flowers in-ground, may be augmented with pots; 4) Including Black-Eyed Susan, our city flower, is a plus; 5) Plant multiple flower species; 6) Pocket and townhome gardens are eligible if visible from the drive; 7) Avoid weeds, dead plants, artificial flowers; 8) Minimize flags, ornaments, and decor that tends to be a distraction.

Board Members

Deb Swinden, President
Pam Newman, Vice President
Michael Smrt, Treasurer
Brian Johnson, Secretary
Laura Cavallaro, Director

The email used to distribute this newsletter is strictly for outgoing announcements/newsletters. If you have questions or concerns, please address them to:

inquiry@redbrickpm.com

Upcoming Meetings

August 28, 2025 | 6:30 PM

Warrenville City Hall | 28W701 Stafford Place

November 11, 2025 | 6:30 PM

Location TBD

From the Board

Project Updates

- We are pleased to announce we have **mulched** the entire community for the first time in many years!
- 2025 **Landscaping Enhancements** included removing 13 dying and/or overcrowded trees, planting 7 replacement trees, renovating a few beds that were overgrown or neglected, and installing turf in bare areas. Work will continue to occur throughout summer.
- **Norway Maples** have been designated an invasive species in Illinois. Their shallow root systems damage pavement and sidewalks, and they form dense canopies that prevent grass and plants from growing underneath them. All of the Norway Maples on our property are dying and we are using a phased approach to replace them gradually.
- Symptoms of a **dying tree** include: splitting or missing bark, dead limbs, brittle branches, leaf discoloration,

Congratulations to all who were awarded a 2025 Curb Appeal Award!



Reminders

Bird Feeders | The moratorium on all bird feeders and the feeding of wildlife in general is still in place. Numerous homeowners have reported that the absence of bird seed has nearly eliminated the rodent population including chipmunks, which were an issue for many years.

Grills | All grills must be stored on the patio or in the garage when not in use. They are not allowed to be left out in the common area.

Patio/Deck Staining | Homeowners are responsible for the maintenance of their decks and patio fences, including re-staining them on a periodic basis. The only approved stain is Olympic Maximum, semi-transparent, 'Desert Sand ST code 933'.

Pets | Pets must be leashed at all times when outside. No pet may be left unattended at any time in the common areas, which includes garden beds adjacent to units. Homeowners are responsible for repairing any damage to sod and plants.

premature leaf dropping, lichen growing all the way up, girdling roots around their trunk, and thinning of the canopy across the top.

- We were able to save a considerable amount of money as the dormant pruning in early spring allowed us to **rejuvenate most of our shrubs** as opposed to the cost of replacing them.

Announcements

- The city has strategically lowered the turf in a few parkway areas in order to **minimize pooling water** and mud on sidewalks.
- Our **stormwater discharge points** in the detention basin were recently flushed to clear them of accumulated debris.
- If you live alone, you may want to join the I/We Live Alone Program. They will check on you during extreme weather, heat, cold, etc. to make sure you are all right. If you have serious or chronic health issues, you may also want to contact the Warrenville Fire main line: 630.393.1381 for a Knox box. The **Knox HomeBox** allows first responders to enter the home quickly while eliminating forced entry property damage.

Rules and Regs

Each issue, we will highlight a section(s) of Timber Creek Condominium Association's Rules and Regulations.

- **Section III A. Alterations:**
 - If an addition, alteration, or improvement is made by an owner without the prior written permission/approval of the Board of Directors, the Association will notify the unit owner of the violation. The owner has 10 days from the date of the notice is sent to respond before the Association takes action.
 - The Association must approve in writing changes to the Common Elements and/or Limited Common Elements, including changes to exterior building surfaces (e.g. roofs, exterior walls, sliding doors, windows, trim, front porch, lighting fixtures, etc.).