

TIMBER CREEK

Community Newsletter | Winter 2024-25 | inquiry@redbrickpm.com

In This Issue

- New! Community Website
- Cobble Inlay Project
- Address Numbers Installed
- New Insurance Provider
- Snow Management
- Clean Up After Your Pets

Community Notes

Sign Up for ACH | Signing up with RedBrick to have your monthly assessments paid automatically via Auto Draft ensures your payment is never late and helps you avoid late fees. There is no fee to set up monthly recurring payments through ACH. To sign up, visit the Payments page in the [portal](#).

Late Payments | If you are not using ACH, you may be subject to fees if your payment is late. Payments are due on the first of the month, and fines assessed after the 15th.

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

February 27, 2025 | 6:30 PM

May 29, 2025 | 6:30 PM

August 28, 2025 | 6:30 PM

November 11, 2025 | 6:30 PM (Location TBD)

Warrenville City Hall | 28W701 Stafford Place

From the Board

Project Updates

- Phase two **asphalt replacement and concrete repairs** is slated to occur in the spring. Scheduling will be weather dependent.
- In order to prevent further soil erosion and water pooling on the sidewalk, we contracted Beary to install a **cobble inlay** near units 018 and 022.
- All **exterior unit address numbers** have been replaced by Aubrey Sign Co. The new numbers are larger, the style consistent throughout the neighborhood, and brings us into compliance with various ordinances. Visible holes from the old numbers will be repaired at a later date.
- Beary Landscaping will be on site for three days in February to prune shrubs that are leggy or overgrown. This is known as **Dormant Pruning** and will help them grow back healthier, saving on replacement cost for unhealthy shrubs.



Reminders

New Assessment Amount |

Please be mindful when making your association payments to use the new 2025 rates. If you are unsure of your rate, check your account in the portal.

Seasonal Decor | We hope everyone had a wonderful holiday season! By this point, all exterior Christmas decorations should be removed. Seasonal decorations must be removed within 30 days after the date of the holiday. We appreciate your cooperation!

Pick Up After Your Dog |

Please remove all pet waste immediately upon occurrence, both surrounding your unit and on walks in the community. Pet waste left around your unit may result in a violation.

Hope 2025 is off to a great start for everyone!

Announcements

- We are delighted to announce we have launched a **community website** for Timber Creek! With information directed towards both residents and visitors alike, our new website showcases the beauty and advantages of our community, provides resident information, and houses an archive of past newsletters. Please take a moment to check it out: **timbercreekcommunity.com**.
- Last fall, we obtained new **insurance** as our previous insurance company exited the market. Because we have a red flag (our ongoing dispute regarding hail damage to our roofs) our premiums went up from \$24k per year to \$179k. We will rebid for new insurance, likely at much lower rates, once the dispute is resolved.
- We have contracted with Beary Landscaping for **snow management** for the winter season. Service will be available November 1st through March 31st, and includes plowing and salting for all snow accumulations over 2". Next season the board will investigate options for storms that do not meet the 2" threshold.

Rules and Regs

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

- **Section III C. Firewood:**
 - Firewood can only be stored on the first floor patio or in the garage.
 - The Unit Owner will be held responsible for any unforeseen problems which may arise due to storage of the firewood.
- **Section III M. Garages and Driveways:**
 - Residents may park in front of their garages but may not block the common access drives or inhibit their neighbors from access or removal of their own vehicles from their garages.
 - No exterior alterations may be made to the garage doors.
 - Car engines may not be left running in garages.