



Community Newsletter | Spring 2024 | timcreek@ciramail.com

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Community Notes

Property Tax Exemptions |

Ensure you receive the tax exemptions for which you are eligible. Check the [Winfield Township Assessor's Office](#) for available exemptions.

Dryer Vent Cleaning | One of the common causes of house fires is a build-up of lint in dryer exhaust ducts. Have your dryer duct cleaned this spring!

Eclipse Glasses Reuse | The Warrenville Library is collecting eclipse glasses throughout May to send to South American school children for their upcoming solar eclipse in December.

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: timcreek@ciramail.com

Upcoming Meetings

June 13, 2024 | 6:30 PM

August 29, 2024 | 6:30 PM

November 14, 2024 | 6:30 PM

Warrenville City Hall | 28W701 Stafford Place

From the Board

Project Updates

- We are in talks with our insurance company regarding the appropriate amount due to cover the hail damage to our **roofs**. Our attorney believes we are still a couple of months from agreement.
- The City of Warrenville has contracted with M.E. Simpson Co. to conduct a **water leak survey** that will continue throughout April using non-invasive leak detection technology. This will not interrupt any water and fire suppression services to residents and business. Should they discover repairs that require a water main shutdown, the City will notify residents as soon as possible and make those repairs. Included is the M.E. Simpson vehicle logo:





Reminders

Bird Feeders | There is still a moratorium in place on bird feeders and wildlife feeding in general. Please remove all bird feeders from your unit. We are monitoring the situation and will keep you apprised.

Patios and Balconies | Please keep your patios and/or balconies picked up and tidy. Too much clutter affects the overall appearance of our neighborhood. Acceptable furnishings include outdoor furniture, grills (patio only), and garden pots.

Grills and Smokers | Can only be used on patios, never on decks. Grills must be stored on the patio or garage when not in use.

Solve the Mystery | There is a mysterious white fluffy material strewn throughout the neighborhood. Now that we've mentioned it, you will notice it everywhere! Can you identify what it is? Let us know!

For more scintillating information, hope to see you all at the next meeting!

Announcements

- We are pleased to announce that we have established a relationship with a new company, **Beary Landscaping**. Effective April 1st, Beary replaced Yellowstone for all landscaping services. This change resulted in significant cost savings and service improvements.
- We are now able to offer you a **Red Flag option** for your garden. If you do not want Beary to tend the garden bed adjacent to your unit, you can place red flags along the perimeter. **Please note, this choice is all-or-nothing;** for example, you cannot request to have your shrubs pruned, but perennials left alone. To request red flags, please read and return the attached Red Flag Request Form.
- At this time of year, we ask all homeowners to please **inspect the exterior** of your unit for any necessary repairs and notify the association by [email](#), or via the [CiraNet Portal](#).

Rules and Regs

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

- **Section III H. Landscaping:** (*Excerpt, see applicable section in the Rules for full details*).
 - Garden Hoses may be neatly rolled and placed near the water spigot when not in use from April 1st to Oct. 31st.
 - Flowers may be planted in planting beds. The Unit Owner is responsible for the maintenance and upkeep of the planting bed.
 - Vegetable or fruit plants are permitted to be planted within individual containers and can be placed on decks or patios.
- **Section III F. Decks, Fences, etc.:**
 - The Unit Owner is responsible for the maintenance of their "optional" decks, fences or patios attached to their unit. Decks/fences that become unsightly will be repaired by the Association at the individual owner's expense.