

# TIMBER CREEK

Community Newsletter | Spring 2026 | [timbercreekcommunity.com](http://timbercreekcommunity.com)

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- Completion of Roof Project
- Deck/Patio Staining
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## Community Notes

**Fencing** | The Board is awaiting estimates for repairs to the areas of broken fence.

**Monument Sign** | The original Timber Creek monument sign sustained storm damage and the Board is exploring options for replacement.

**Refuse** | Groot will typically only collect one large item when placed on the curb. If you have multiple items or appliances, you must contact Groot to make arrangements.

**Summer Holidays** |  
May 25th Memorial Day  
June 19th Juneteenth  
July 4th Independence Day  
September 7th Labor Day

## Board Members

**Michael Smrt, President**  
**Deb Swinden, Vice President**  
**Laura Cavallaro, Treasurer**  
**Brian Johnson, Secretary**  
**Pam Newman, 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@redbrickcm.com](mailto:inquiry@redbrickcm.com)

## Upcoming Meetings

May 14, 2026 | 6:30 PM

August 20, 2026 | 6:30 PM

November 19, 2026 (Budget Meeting)

At the Warrenville Fire Protection District,  
3S472 Batavia Rd, Warrenville, IL 60555  
(There is an elevator for your convenience)

## From the Board

### A Note From the President

The recent completion of the roof/gutter/downspout project represents a turning point for Timber Creek. The beautiful new roofs will protect our investment for the coming decades, and the new, larger gutter and downspout system addresses a long-standing problem, to say nothing of the fact the new gutters finally match the fascia! Along with asphalt replacement and landscaping enhancements, it is my hope that we can take pride in the improved appearance of our community. Please join us at our next meeting to celebrate and discuss our achievements!

### Project Updates

- We are thrilled to announce the roof, gutter, downspout, and skylight replacement project is finally complete! Thank you to the entire community for your patience and cooperation.



## Reminders

**Dryer Vents** | Please check your dryer vents periodically and remove all lint, which can cause a fire. This is a homeowner responsibility.

**Deck/Patio Staining** | It's time to check your deck and/or patio fence for needed repairs and/or staining. The only approved stain is Olympic Maximum, Semi-transparent, Desert Sand ST code 933.

**Parking** | When parking on Timber Dr, please do not block the mailboxes, fire hydrants, or driveways. On the driveway, DO NOT park in the access drives. The common access drives leading to our garages are fire lanes.

**Grills/Smokers/Pizza Ovens** | These gas/briquette-fueled cooking items are only to be used and housed on patios. They do not belong outside the patio or on the deck.

**Bird Feeders** | There remains a moratorium on all bird feeders and the feeding of wildlife in general. Please report any bird feeders to RedBrick.

- Beary Landscaping will make improvements this summer to the grass and planting shrubs, trees, etc., all of which will require watering. Please, if you're able, as per III H of the Rules and Regulations, water the newly planted items adjacent to your unit.
- Phase 3 of the driveways will begin this summer, and sealcoating of driveways installed in 2025 will also take place, both contingent on timing. Please be on the lookout for emails regarding the same.

## Announcements

- **Red Flags:** If you want to maintain your own flower bed, please use the RedBrick portal to complete the red flag request form. The red flags alert the landscapers that you will be maintaining your garden. This includes weeding and clean-up of any dead plant material.
- **May 14 Meeting:** There will be treats, coffee, and water available at this meeting. If you wish to partake and socialize before the meeting, please arrive at 6:00 PM.

## Rules and Regs

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

- **Section III J. Outdoor Lighting**
  - Exterior lights are limited to those approved by the Association.
  - Low-voltage tier-type decorative lighting with a maximum of 8" above grade may be placed in planting beds, provided that it is placed at least 6" inside the bed and all wiring is buried.
  - Flood type lights are not allowed.
  - Electric insect repellent lamps are not allowed.
  - All lights on the property are to burn white or yellow for property continuity except for seasonal decor lights (see Section K.)
  - No lights can be emitted from any unit that are unreasonably bright, or cause unreasonable glare, and should be sized to the capacity of the fixture.