

TIMBER CREEK

Community Newsletter | Winter 2025-26 | timbercreekcommunity.com

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Community Notes

Trash | Groot requests that all boxes be broken down and either put in your recycle toter or standing next to the toter.

Styrofoam | Styrofoam cannot be included in either toters. Styrofoam can be taken to Dart, 310 Evergreen Dr., North Aurora, IL 60542,

Recycling | City of Naperville's recycle program is open year-round, Monday through Friday, 7 am to 3 pm, 156 Fort Hill Drive, Naperville, IL.

For more info:
<https://www.naperville.il.us/textile-recycling>

Board Members

Michael J. 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@redbrickpm.com

Upcoming Meetings

February 12, 2026 | 6:30 PM

May 14, 2026 (Annual Meeting)

August 20, 2026 | 6:30 PM

November 19, 2026 (Budget Meeting)

At the Warrenville Fire Protection District,
3S472 Batavia Rd, Warrenville, IL 60555

From the Board

Project Updates

- The roof, gutter, downspout, and skylight replacement project by Top Quality Roofing will resume once the weather allows for safe and secure installations. If you have questions, get in touch with Top Quality Roofing at TQROOFING@yahoo.com or call [630-520-0576](tel:630-520-0576). Please state your address when calling or emailing. Thank you for your attention and cooperation as we work to improve and maintain our community.
- We have not had much need for plowing this season. If you have snow stakes that have been knocked over or have fallen, please re-stake them or contact RedBrick, and one of the board members will reinstall.
- Since we do not have any snow to hide all the debris from passing individuals or trash day winds, please pick up and dispose of it in your trash toters.

Holiday decorations are to be removed prior to February 1



Reminders

Pets | Pets must be leashed at all times when outside. No pet may be left unattended at any time. Please remove all pet waste immediately upon occurrence, both surrounding your unit and walks in the community. Leaving pet waste around the community may result in a violation.

Cold Weather | Pipes may freeze when it's very cold outside. If you haven't already removed your outdoor hose, please do so to alleviate freezing.

COA Association Fees | As a reminder, January 1st is when the new amount for 2026 became effective. Please reference your January 5, 2026, email/letter for details.

Parking on Timber Dr | When parking on Timber Dr, please do not block the mailboxes, fire hydrants, or driveways.

**Happy
Valentine's Day!**

Announcements

- 2026 Meeting location is now at the Warrenville Fire Protection (WFPD) building located at 3S472 Batavia Rd, Warrenville, IL 60555. Please enter through the front door after parking in the lots attached to the WFPD or on the opposite side of Batavia Rd in the designated parking spaces.
- We are pleased to share that RedBrick has instituted monthly e-statements which will be sent to each account with an email address on file. These statements will be sent automatically on the 20th of each month, and will be for use on the following month's assessment. As a reminder, association fees not received by the 15th of each month will incur a late fee.
- This is a great time of year to contact your insurance agent to ensure you have sufficient coverage on your condo and belongings.
- If you see something, say something! Report any maintenance issues or violation concerns to **RedBrick**.

Rules and Regs

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

- **Section III M. Garages and Driveways**
 - Residents may park in front of their garages or on the allocated street parking. You may not block common access drives or inhibit their neighbors from access or removal of their own vehicles from their garages.
 - No alterations may be made to garage doors, including replacement, without prior board approval.
 - Remember to not leave your car engine running in the garage.

**We hope to see everyone at our
next board meeting!**