

TIMBER CREEK

Community Newsletter | Late Summer 2026 | timbercreekcommunity.com

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- Trees, Shrubs, Grass/
Cobblestone inlays

Community Notes

Curb Appeal | Congratulations to all the gardeners who received Curb Appeal Awards this July. Timber Creek has never looked better!

School is in Session | Please slow down and look for students traversing the drives and streets, obey crossing guards, and stop for school buses with flashing red lights.

Summer Holidays |
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

Upcoming Meetings

November 19, 2026

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

I hope everyone has thoroughly enjoyed their summer! It has been yet another productive summer season ripe with improvements for the Timber Creek community.

The final phase of our asphalt replacement has concluded, with almost every driveway replaced over the past three years. Along with the completion of the roof/gutter/downspout replacement earlier this year, our largest capital improvement projects are now behind us. We turn next to the seal coating of the driveways that were repaved in 2023 and 2025, which will occur in September.

We just wrapped up the 2026 annual tree planting to replace those previously removed. A beautiful cobblestone inlay has been installed to rectify bare soil on a corner that has been an eyesore for years. In other areas, additional ground cover has been planted to prevent soil erosion onto sidewalks. We have enlisted Beary to rebuild a damaged timber landscape planter.



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.

Bird Feeders | There remains a moratorium on all bird feeders (with the exception of hummingbird feeders) and the feeding of wildlife in general. Please report any bird seed feeders to RedBrick.

(cont.)

Last but certainly not least we are finally replacing the rotted monument sign at the entrance off of Meadow Avenue, and are adding a matching monument sign at the other entrance on Timber Drive, which will at last distinguish us from the neighboring community. All in all, Timber Creek is looking great and I hope everyone is enjoying the enhancements!

Project Updates

- The asphalt replacement project has been finished.
- Seal coating will take place on Mondays in September.
- Tree plantings and a new cobble inlay have been installed.

Announcements

- Two new monument signs will be installed, one at each entrance to our community.

Rules and Regs

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

• Section III K. Seasonal Decor:

No Seasonal Decorations are permitted on the Unit Owner's front entry door, balconies, or patios. No nails, screws, staples, or other devices that puncture siding or other internal or external building material may be used to hang or secure the seasonal decorations. Any damage caused by the decoration shall be repaired by the Unit Owner responsible, or the cost to repair will be charged to the Unit. Seasonal decorations shall not be installed any earlier than 30 days before the holiday and must be removed within 30 days after the date of the holiday.

A single flag with a pole no greater than 6 feet may be mounted to one of the posts supporting the covered entrance to each Unit. Flags may be mounted to other areas of the building only with Association approval. Flags may also be displayed from balconies and patios. No decorations which create a safety or health hazard will be permitted.