

TIMBER CREEK

Community Newsletter | Summer 2024 | timcreek@ciramail.com

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Community Notes

Monthly Inspections | Our new management company, RedBrick, will conduct monthly site visits to inspect for compliance with Timber Creek Rules and Regulations.

Waste Bin Labels | The house numbers on most trash and recycle bins have faded and are unreadable. As a homeowner, you are responsible to ensure your address is legible. Please re-write your number on your bins with a permanent marker.

Park Benches | We hope everyone is enjoying the two benches that were installed in the park!

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

August 29, 2024 | 6:30 PM
November 14, 2024 | 6:30 PM

Warrenville City Hall | 28W701 Stafford Place

Hope you will join us!

From the Board

Project Updates

- **Asphalt replacement** phase two will be completed this summer by DuBois Paving. Our community has been partitioned into three even phases, with phase three planned for next year. Please see the enclosed map on page three for details.
- **Pavement sealcoating** will be performed on all asphalt repaved in 2023. All future asphalt will be sealed the following year after repaving occurs.
- **Mature tree pruning** by Beary Landscaping will be conducted mid-July throughout the property to clear tree limbs away from buildings, remove dead branches, and remove twelve dying or dangerous trees. See 'Announcements' for more information.
- **Olympic Maximum, Desert Sand ST, semi-transparent stain**, is the only approved stain for all unit deck and patio fences. Ask for color "Desert Sand ST" and code "933".



Reminders

Patio and Deck Fences |

Homeowners are responsible for the maintenance of their patio and deck fences. They should be periodically power-washed and stained. Any repairs should be made and warped or damaged boards should be replaced and stained to match.

Architectural Requests | All improvements and alterations to any common or limited common elements require prior permission from the Board. This includes all exterior changes such as, but not limited to: replacement of windows and garage doors, gardens, and common areas surrounding units. See the rules for more information.

Garage Doors | Many homeowners are replacing their garage doors as they wear out. Please select the approved color for your building and obtain approval prior to installation.

We challenge you to invite a neighbor to join us at our next board meeting!

Announcements

- **RedBrick Property Management** has been chosen as the new Timber Creek management company. The Board is thrilled to announce this transition and welcome them to our team. The board believes that RedBrick, located in Lombard, IL, will be a much better match for our community. This transition is effective August 1st. More details to follow.
- **All Timber Creek exterior unit address numbers** are not in compliance with City of Warrenville and Warrenville Fire Protection District ordinances and will be replaced this summer by Aubrey Sign Co.
- We are launching an initiative to replant trees and shrubs that are dying or were previously removed. Although this project will take several years, it will kick-off in September with our first flurry of landscaping enhancements! This includes **planting new trees, shrubs, sod, and perennials** in bare areas throughout Timber Creek. Beary Landscaping will be entrusted with planting, care, and watering.

Rules and Regs

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

- **Section III D. Aesthetics:**
 - "Window type" air conditioners are not allowed. Window fans are allowed provided that they are wholly contained inside the unit, do not appear unsightly, and do not operate at excessive noise levels.
- **Section III L. American Flag:**
 - The flag of the United States of America may be displayed from balconies and patios. A single flag with pole no greater than six feet may be mounted to one of the posts supporting the covered entrance to each unit.
- **Section III P. Recreational Items:**
 - Bicycles, tricycles, buggies, toys, wading pools, and recreational equipment are allowed on grassy areas or balconies but must be stored indoors from sunset to sunrise. They detract appreciably from the appearance of the property when left in driveways, patios, balconies, or other areas adjacent to units.

Asphalt Replacement

Phase One - 2023

Phase Two - 2024

Phase Three - 2025

