

*in this issue >>>*

- Introduction
- Financial Updates
- Be a good neighbor!
- Maintenance + Upgrades
- Providence Updates
- Reminders!
- Deffered Issues
- Heads up!
- Winter is coming
- Final Thoughts
- Coming soon



FALL 2022

A Quarterly Newsletter from the HOA Board of Directors



# The Cobblefield Quarterly

*Introduction >>>*

*Welcome to the first issue of The Cobblefield Quarterly!*

*Brought to you by the home owners association board of directors.*

Your board of directors and staff from Devonshire Residential Management (DRM) would like to share what's been happening at Cobblefield Point over the past few months.



## Financial Updates

*We are on budget!*

*Below, please find an update of our spending:*

- Roofing and gutter replacement have been paid in full.
- The check from our insurance payout (from the hail damage) has been placed in our reserves.
- Maintenance issues and upgrades as described in maintenance section below.
- About 85% of dues collected pay for general maintenance of the complex. The remaining goes to fund other projects and unexpected expenses.
- General maintenance and monthly payments include: Landscaping, pool maintenance, snow removal, trash pick up, etc.

- There is no discussion of raising HOA fees, and will most likely stay the same (\$225/month) through 2023.
- As a reminder, your HOA fees are due by the first of the month. If those fees are not received by the 10<sup>th</sup> of the month, a \$25 late fee will be applied to your account.
- If you are having trouble making payments, be sure to reach out to our DRM management to set up a payment plan – and to avoid additional late fees.
- To submit payment for HOA fees, you can mail a check to DRM, or set up an account with the 'AppFolio Portal' app or online portal.  
[https://gandt.appfolio.com/connect/users/sign\\_in](https://gandt.appfolio.com/connect/users/sign_in)

## Be a good neighbor!

A few things that you can do that make a big difference:

- Please keep noise to a minimum. We share walls with multiple neighbors, so please be mindful of this. "Quiet hours" begin at 10pm. Please see our Rules & Regulations for more information.

- Be courteous when parking; please also mind the 'reserved' spots.
- Please clean up after your pet and dispose of dog waste properly.
- If you are the last to leave the clubhouse/pool area, please turn off the lights and music.
- If you see something concerning, say something to the board. We will do our best to address the situation.

completed >>>

# Maintenance + Upgrades

## Exterior:

- Balcony repairs completed (with the exception to one unit).
- Mulch and rock have been added around units. We are aware some areas are sparse – and mulch was mistakenly put where rock should be in some areas. We are working to resolve this issue.
- The exposed conduit at the main entrance has been fixed.
- The pond was flooded after a few heavy rains. A resident contacted the Turnberry Ridge HOA to resolve this issue (the drain between ponds was clogged).

## Clubhouse:

- 2 Ring doorbells were purchased to help maintain security at the clubhouse.
  - They will be monitored by HOA board members.
- Clubhouse door locks were broken and have been repaired.
- New pool cover was purchased as the old was torn and unsafe.
- A weight bench was purchased for the gym.



## Exterior:

- We have received a quote to remove a handful of dead trees and bushes around the property. These will be removed this fall, with new trees and bushes to be planted when appropriate.
- Drains are set to be installed near the B-2 buildings in order to help prevent the slope from flooding.
- We will be restriping the parking lot (to include the handicap and “reserved” spots. We will send out an email with specific dates – but a few things to note:
  - County Asphalt Company, Inc. is who will be completing this work.
  - They ask that all cars be moved during restriping (so they do not damage any ones vehicles). They will complete the painting in phases so that people can move their cars to one area for one phase, and switch during the other.
  - They will charge us \$350 for any car parked in an area they are set to paint. That financial responsibility will be transferred to the owner of the vehicle(s).
- Concrete repairs will be made for cracks and curb damage after this winter (assuming the cold and snow plows will cause more damage).

upcoming >>>

# Maintenance + Upgrades

## Clubhouse:

- We have signed a contract with S&K Fencing to install a new fence around the pool area. The fence will be an 8-foot steel ‘non-climbable’ fence with curved tops. We hope this will reduce the amount of non-residents climbing the fence to access the pool. We are set to break ground this fall!
- We are looking into domes to cover the cameras around the pool and clubhouse. We hope this will prevent cameras from being tilted down.
- A new handrail at the pool is set to be installed next spring.
- We are looking at quotes to replace the hottub. We will most likely remove the old hottub, fill in the area with concrete, and then add an ‘above ground’ hot tub.
- There are some concrete repairs around the pool that need attention. We will look into this when we do the concrete work for the hot tub.
- We will be replacing clubhouse/pool keys next year with either key fobs or electronic cards.



# Providence Issues

*We are aware there have been many issues with residents from Providence over the past few months. We will discuss below issues that have occurred, how those situations were handled, and what to do in the future.*



- We have had many residents (many children) from Providence bend the fence that is around their property in order to fit through the fence and come onto Cobblefield Point property. It seems many times the residents are just using this as a shortcut to get to the bus stop, park, etc. However, we are aware of some property damage and harassment that have also occurred.
- There have also been many incidents this summer with Providence residents trying to gain access to the pool by: jumping the fence, asking or harassing residents at the pool to let them in, going door-to-door asking for resident's keys. We have seen on the cameras around the pool that these residents have thrown our deck chairs in the pool, harassed Cobblefield Point residents, and tilted cameras to avoid detection. **Please do not allow anyone without a key access to the clubhouse or pool.**
- Police reports have been filed for incidents of trespassing and harassment.
- Members of the board, along with staff from DRM, have met with the city in order to voice our concerns and try to come to a resolution.
- The city has assigned neighborhood ambassadors in order to provide mediation between Cobblefield Point residents and residents from Providence.
- If you have any issues with Providence residents, please:
  - Call the police
  - Email our neighborhood ambassador, Sara Rand: [Sara.rand@champaign.gov](mailto:Sara.rand@champaign.gov)
  - Call Providence's security: (312) 285-4386 or (312) 726-4950
  - Take pictures of the residents/vehicles if safe to do so.
  - Please notify the board so that we can keep record of incidents at: [hoaboard@cobblefieldpoint.com](mailto:hoaboard@cobblefieldpoint.com)



**Winter is coming >>>**

**We are preparing for the cold!**

We are signing contracts for snow removal and salting this winter.

What to expect:

- Plows will be scheduled to come out when we get 2 inches of snow.
- The drives and sidewalks will be salted when there is a threat of freezing weather.

## Reminders!

- Units are **not** permitted to be used as Airbnb's and VBRO's at Cobblefield Point. Please see By-Laws for more information.
- Please continue to put trash cans out Sunday evening and put back in your garage Monday morning.
- Trash cans need to be put back in your garage by the end of the day on Monday.
- Please put trash cans out at the end of your drive (where your parking lot stripe ends)- or in front of your garage for residents with detached garages - so the garbage truck can pick up with it's automated arm. While we've asked them to continue to pick up garbage totes near the buildings, they may not always do so.
- The blue recycling cans by the mailboxes are for recycle only. Please do not put waste products inside, or set furniture (or non-recyclable items) on the side of the recycle bins.

## Deferred issues

- The trash enclosures that were set to be installed around the property as a 'test run' have been tabled for the moment. Please continue to use your individual trash totes.

## Heads up!

- Our wonderful property manager, Myrna Webber, who has been a part of this team many years is retiring.
  - Please allow us to welcome new staff members from DRM who will attend board meetings, assist with keeping our property in good order, and help to address notes from residents.
    - Staci Palmisano
    - Ashley Parker
    - Betsy Kern
    - Casey Helm
- They can be reached at: [maintenance@drmcu.com](mailto:maintenance@drmcu.com)

# finalthoughts...

Please do not hesitate to email the HOA board of directors with questions, concerns, or thoughts. We will do our best to get back to every person in a timely manner. We promise that we read each email sent to us carefully, and we do our very best to resolve issues and handle situations to the best of our ability.

Do you receive periodic emails from DRM or the Board? If not, we may not have your email on file. Please email us your current email address with your name and unit number. We will be sure to get you on the mailing list for updates and newsletters!



coming soon >>>

## The Next Issue:

*Look for the next issue this winter!*

## Our next homeowners meeting:

*We will be having a meeting open to all homeowners - January 2023.*

*We will send out a date and time once that is set.*

Visit our website at:

<https://cobblefieldpoint.com>

(Our website is a bit outdated, but we are working to update this as soon as possible).

In the meantime, you can check out:

- Community resources
- Frequently asked questions
- Rules and regulations
- By-laws
- Previous meeting minutes

Devonshite Residential Management

<https://www.drmcu.com/>

Please send emails regarding maintenance requests and general inquiries for DRM to:

[maintenance@drmcu.com](mailto:maintenance@drmcu.com)

\*Multiple people manage this email address, so this is the best way to ensure your request is seen in a timely manner.



**Cobblefield Point**  
CONDOMINIUM ASSOCIATION

3602-3860 Thornhill Drive  
Champaign, Illinois 61822

Contact us at [hoaboard@cobblefieldpoint.com](mailto:hoaboard@cobblefieldpoint.com)

## Meet your board members!

**John Priester – President**

**Chris Forshier – Treasurer**

**Katie Duitsman – Secretary**

**Joan Zeedyk – Board Member**

**Jeff Sorensen – Board Member**

**Staci Palmisano - DRM**

**Ashley Parker - DRM**

**Betsy Kern - DRM**

**Casey Helm - DRM**