

- Introduction
- Getting Your New Key Fob
- Summer is Just Around the Corner!
- Notes on Unit Rentals
- Maintenance Updates
(completed, in progress, upcoming)
- Annual Meeting Notes
- Financial Updates
- Green Thumb Shout Out!
- Providence Issues
- Final Thoughts
- Coming soon
- Want to rent the Clubhouse?

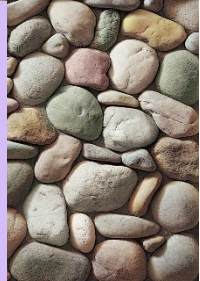


SPRING 2023

A Quarterly Newsletter from the HOA Board of Directors

The

Cobblefield Quarterly



Introduction >>>

Welcome to the third issue of The Cobblefield Quarterly!

Brought to you by the homeowner's association board of directors.

Your board of directors and staff from our property management company, Coldwell Banker Commercial Devonshire Realty (CBCDR), would like to share what's been happening at Cobblefield Point over the past few months.

Getting your new key fob:

- The fob system is set to be installed soon. Once this is completed, we will schedule some open times for residents to get their key fob.
- In order to get your fob, you will need to turn in your current clubhouse/pool key, be in good standing, fill out a quick information form (with updated email, etc.), and sign a contract (**if you lose the fob, you will owe \$50 to receive a replacement**).



Summer is Just Around the Corner!

And the pool is almost open! The pool is set to open prior to Memorial Day!

Some information for the upcoming pool

Reminders:

- Please do **NOT** allow any person(s) to access the pool if they do not have a key fob. If a person does not have a working key fob, it means they are not a resident, or they are not in good standing. Please help us keep our pool safe.
- If you are the last person to leave the pool area in the evening, please turn off the music and lights (located in the clubhouse). We would like to be respectful of the residents who live around the pool/clubhouse.
- No glass (bottles, etc.) in the pool area. If one breaks, we have to shut down and drain the pool!

New information:

- We got our new fence from SK installed. This is an eight-foot, steel, non-climbable fence with ornamental spears. The purpose of the new fence is to help keep non-residents from climbing the fence and accessing the pool.
- We will be getting new key fobs to access the clubhouse and pool. This will replace the current keys. Please remember that you must be a resident in good standing in order to have access. Any renters must get the key fob from the unit owner. The board will have the ability to deactivate key fobs for those who violate terms of agreement.

Notes on Unit Rentals:

- Rentals less than 7 days are not permitted, as outlined in our by-laws.
- All owners who are renting their property out are required to submit the lease to CBCDR no less than 10 days before the start of the lease.
- All current leases will need to be sent to CBCDR by **June 1st, 2023**.
- Fines will be implemented to those in violation.

- All owners need to submit names and methods of contact for all renters. If an emergency arises, we need to be able to get ahold of people quickly. If we have email addresses, we can also include renters on important emails.
- If an owner does not submit email addresses for their renters, they are responsible for forwarding all emails sent out to the renters.

Maintenance + Upgrades

completed >>>

Exterior:

- An additional 'doggy station' has been installed by the mailboxes on the far east side of the property.
- A water leak between A7 and B2 was detected. Ground was dug and found a pinhole leak in the copper pipe underground. This was patched and determined to be successful.

Clubhouse:

- Our new fence around the pool has been installed. This is an eight-foot, steel, non-climbable fence with ornamental spears. The purpose of the new fence is to help keep non-residents from climbing the fence and accessing the pool area.



upcoming >>>

Exterior:

- We have received a quote to remove a handful of dead trees and bushes around the property. These will be removed this spring, with new trees and bushes to be planted in their place.
- Concrete repairs will be made for cracks and curb damage after this winter (assuming the cold and snowplows may cause more damage).
- We would like to work on the pond, to include new rip rap and rocks for around the shore. We also will look into new "residents only" signs.
- We are looking into repurposing the old cameras (from around the pool) to be placed at the entrances not currently monitored by cameras.
- We are looking into creating a 'dog run' where residents can let their dogs get a bit of exercise and socialization. Keep you posted!
- Once the B-2 drains are placed, work behind B-1 will start at the end of this year or next year.

Clubhouse:

- 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 handicapped ramp will be installed at the backside of the clubhouse with access to the pool from the north side.



in progress >>>

Exterior:

- Work is in progress for drains to be installed behind the B-2 buildings. This will help to prevent the slope from flooding. There was some delay but will be starting again soon.
- A light has been purchased and set to be installed on the east side of the G-2 garages to provide more light in that area.
- Our grounds crew will be planting ornamental grass in each arch/half-circle section between garages. Having each section planted the same will help keep our property looking nice and cohesive. We know some residents like to plant their own flowers here, but please be sure to move/replant them. We will have the grounds crew maintain these sections to prevent overgrowing.
- Areas where river rock and mulch that were placed around the property last summer will be filled in soon. They will also fix areas where rock should be placed next to buildings.

Clubhouse:

- Replacement of the hot tub was in progress. The old hot tub was set to be removed, concrete poured, and a new above-ground hot tub was purchased. However, we ran into a snag with the department of public health. The hot tub needs to be commercial-grade and designed from approved architects. We brought this up at the annual meeting and the majority voiced opinions of waiting on the hot tub and using funds for safety (see providence issues section). We will look to repurpose the area for something else.
- A new handrail into the pool is being installed.
- We will be getting a key fob system installed at the clubhouse and pool. Residents will be asked to turn in their old keys in order to obtain the new fob. These fobs will be able to be deactivated remotely should residents become in violation of the rules and regulations.

Green-Thumb Shout-Out!

- The board of directors would like to give a shout-out to Vicki Williams and Georgiana Schuster for volunteering their time to help maintain and keep our plants and flowers in the clubhouse and around the pool looking beautiful. If you see them, give them a big 'THANK YOU' of appreciation!
- If any other resident is interested in helping to keep our property looking nice, the board is looking to start a "Green-Thumb" club. If anyone is interested in chairing the club, please contact the board.

Annual Meeting Notes

Wednesday, May 10th,
6pm at the Clubhouse

- A few changes to last year's meeting minutes were noted.
- A financial update was given re: operating cash, reserves, and loans.
- Projects (more info in maintenance section – pg. 2):
 - B-2 slope drainage.
 - Clubhouse key fob system
 - Concrete work
 - Mulch & river rock
 - Hot tub
- Cobblefield will be updating our rules & regulations. Meeting info on page 4.
- Providence issues. This topic was the majority of this year's meeting discussion. The overwhelming majority of residents who attended the meeting expressed concern regarding safety. Please see Providence Issues section (right) for more details.



- Open discussion:
 - When replacing front and garage doors, please be sure to talk to CBCDR to make sure you are purchasing the correct style and color.
 - Garbage totes are still being left out. Fines may begin to be imposed to those in violation.
 - Sprinklers are coming on at night as needed.
 - Ornamental grass – another email will be sent out before being planted.
 - Other various landscaping questions (dirt areas being filled, grass not growing where brick was repaired, etc.).
 - A few residents mentioned they would be willing to pay \$25 extra per month in their dues in order to help cover costs related to Providence protection (see right). The board will consider.

Financial Updates:

- On budget.
- Upcoming spending on projects outlined in “maintenance + upgrades” section.
- We like to keep a balance in our reserves for projects.
- HOA fees are \$225 per month (there is no discussion of raising HOA fees through 2023).
- As a reminder, your HOA fees are due by the first of the month. If those fees are not received by the 10th 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

Providence Issues:

- As warm weather approaches, non-residents from Providence may come through the fence to cut through our property or to try and gain access to the pool (please do not allow access).
- Other issues noted include physical and verbal assault, theft, vandalizing, etc.
- 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; **9-1-1** for emergencies. **(217) 333-8911** for an officer.
 - Champaign's police southwest district commander: Lt. Andre Davis - **(217) 403-6929** andre.davis@champaignil.gov
 - Email or call our neighborhood ambassador, Samuel McCusker - **(217) 689-8563** samuel.mccusker@champaignil.gov
 - Call Providence's security: **(312) 285-4386** or **(312) 726-4950**
 - Take pictures of trespassers/vehicles if safe to do so.
 - Please notify the board so that we can keep record of incidents at: hoaboard@cobblefieldpoint.com

Noise complaints specific to loud base:

- Call the police and give the case number: C2311023. The car is a gold 4-door sedan. The address is 3706 Colleen Drive.

We are looking into safety measures:

- We have gotten estimates for fences to be installed between our properties (along their current fence).
- We are looking into places cameras along the property line.
- The board encourages residents to install their own cameras on their property (and have permission to professionally install).
- The board also encourages residents to leave their front porch lights on. Research has shown burglars are less likely to approach houses with lights on since the light cannot conceal their identity. Please also consider using brighter/LED lights.
- We would like to talk to Unit 4 about moving the school bus pick-up and drop-off.
- Lastly, we are looking into hiring security for our property.

final thoughts...

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. Please note that a member from our property management team will be the one to respond. However, the board members will read, review, and discuss each email 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 CBCDR 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!



Website news:

Our current website is down for maintenance:
<https://cobblefieldpoint.com>
There is a chance we may not be able to get access back to this exact site.

If not, we will create a new website and keep you updated.

3602-3860 Thornhill Drive
Champaign, Illinois 61822



Cobblefield Point
CONDOMINIUM ASSOCIATION

Property Management News:

Our property management company is dissolving Devonshire Residential Management (DRM) as a DBA. They will now be working under their main company name, Coldwell Banker Commercial Devonshire Realty (CBCDR). Their website is:

<https://cbcdr.com/>

Please continue to send emails regarding maintenance requests and general inquiries to DRM's maintenance email while they transition:

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.

coming soon >>>

The Next Issue:

Look for the next issue this summer!

Our next meeting:

We will be updating our rules & regulations.

The board will be hosting a meeting to get residents' input.

Wednesday, June 14th – 6:00pm

Want to rent the clubhouse?

Please send an email to CBCDR at:

maintenance@drmcu.com

- The person renting must be the homeowner of the unit (renters can rent through landlord).
- You must be up to date on dues.
- Contracts for cleaning, damage, and keys must be signed.
- \$100 rental fee + \$100 security deposit (returned after event if no damage).

Contact us at hoaboard@cobblefieldpoint.com

*CBCDR is not currently able to access this email (only board members), so it's best to email maintenance@drmcu.com for issues, or both emails if you want the board to be notified as well.

Meet your board members!

John Priester – President

Chris Forshier – Treasurer

Katie Duitsman – Secretary

Joan Zeedyk – Board Member

Jeff Sorensen – Board Member

Ashley Parker - CBCDR

Staci Palmisano - CBCDR

Betsy Kern - CBCDR