

- Introduction
- Key Fob Reminders
- Keeping our Community Safe
- Maintenance Updates
(completed, in progress, upcoming, later)
- What To Do with Large Trash Items?
- Electronic Recycling
- Green Thumb Shout Out!
- Providence Issues
- Police Help
- Financial Updates
- AppFolio Update
- Final Thoughts
- Coming soon
- Want to rent the Clubhouse?
- Website News
- Property Management News
- Pool News
- Meet your Board Members



SUMMER 2023

A Quarterly Newsletter from the HOA Board of Directors

The Cobblefield Quarterly

Introduction >>>

Welcome to the fourth 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.

Key fob reminders:

- There will be a \$50 fee for any lost or damaged fobs.
- If you are found to have given your key fob to a non-resident to use, or allow a non-resident (that is not a direct guest of yours) to enter the pool or clubhouse, you will be charged a \$50 fee and will have your fob suspended for 60 days.

Please help us keep our clubhouse and pool area safe.



Keeping our Community Safe

A few tips to help protect your home and our community.

What you can do inside your home:

- Make sure your doors and windows are locked when you are away or during the night.
- Consider getting contact sensors for all doors and windows which can alert you when they are opened, or if they are not secured properly.
- You may also consider purchasing an alarm system. There are many systems ranging in prices and can be very affordable. Some you can set up yourself (Ring, SimpliSafe, etc.) and you can choose to monitor yourself, or purchase plans for professional monitoring. Or you can purchase professional systems that are installed (ADT, FE Moran, etc.).
- Upgrade your door locks and make sure you have a deadbolt. Also make sure your door frames and hinges are in good condition.
- Keep some interior lights on when you're not home. Even better, use a timer to turn some lights on in your home at various times.

What you can do outside your home:

- Keep your car in your garage. If you cannot or have more than one vehicle, make sure to keep your car doors locked. Do not leave valuables in your car, and definitely do leave them out where anyone walking by can see them.
- Consider purchasing security & doorbell cameras and installing around your property. Put up signs so that people know they will be caught on camera.
- Install motion-activated flood lights.
- Replace outdoor lights with bright white/LED's instead of warm lights.
- Keep your front porch light on at night.
- Don't keep a spare key hidden outside your home. If you have to, don't hide it in an obvious spot.

What we can do (and are doing) around our community:

- Make friends with your neighbors. They can help keep an eye on your property while you're away and can recognize suspicious, out-of-place activity and visitors.
- If you have security cameras, check your feed and report suspicious activity.
- We have replaced warm white lights with bright, LED lights around the property.
- We are looking into extending our clubhouse Wi-Fi and purchase more cameras to install around the property.

Maintenance + Upgrades

upcoming >>>

completed >>>

Exterior:

- Drains have been installed behind the B-2 buildings. This will help to prevent the slope from flooding.
- A light was installed on the east side of the G-2 garages to provide more light in that area at night.
- Warm lights have been replaced with bright-white LED lights in common areas and along Thornhill to help with security.
- Pool caulking
- Our grounds crew has planted ornamental grass in each arch/half-circle section between garages.

Clubhouse:

- A new handrail into the pool has been installed.
- A key fob system has been installed to replace the traditional keys. We were aware of multiple non-residents having copies of keys, so we are hopeful this will help keep our amenities available to only residents.
- A motion-detection light has been installed at the pool area.
- Ring doorbell cameras have been purchased and installed at both doors between the pool and clubhouse for added security.

What to do with large trash items?

You can call our waste collection management company to pick up your large items!

- All you need to do is give them a call and schedule ahead of time: **217-893-3675**

For more information, please see their website:

<https://gflenv.com/our-services/for-home/residential-solid-waste/request-bulk-pick-up/>

*Please do not place these items near our recycle bins, as they will not be picked up. Those found 'trash dumping' will be issued a fine.

Exterior:

- We have received a quote to remove a handful of dead trees and bushes around the property. This should be happening early fall. New trees and bushes will be planted in their place.
- Concrete repairs will be made for cracks and

Clubhouse:

- Another motion-detection light may be purchased to help cover more of the pool area.



later >>>

Exterior:

- Areas where river rock and mulch that were placed around the property last summer will be filled in. They will also fix areas where rock should be placed next to buildings.
- We would like to work on the pond, to include new rip rap and rocks for around the shore.
- Work behind B-1.

Electronic Recycling

- The city of Champaign will be holding an electronic recycling event on Saturday, October 14th.
- Registration opens Monday, September 11th.
- Visit the website for what can be recycled & more information: <https://ecycle.simplybook.me/v2/>
- Champaign's recycling website:
- <https://champaignil.gov/public-works/recycling/>

*Please do not put electronics in/by our recycling bins. Our recycle company will not collect them. Thank you!

in progress >>>

Exterior:

- We have purchased new signs (resident's only, no trespassing, etc.) to be installed around the pond.
- 'No Parking' signs have been purchased and to be installed in areas near A8 and A9.
- More 'No - Trespassing' signs will be installed around the property.

Clubhouse:

- A new gate closer has been purchased and ordered.
- We are ordering a Wi-Fi extender for the clubhouse so that we can place more security cameras around the property.



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 all summer. 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.

Providence Issues

The board has had several meetings over the summer with various members of the Champaign Police Department and Champaign Neighborhood and Community Relations Directors regarding ongoing issues with Providence residents.

- Chief Tyler wanted us to distribute his DIRECT cell phone number. He is encouraging us all to call or text him when issues with Providence residents arise. He mentioned he lives about 1.5 miles away and can get here quickly after hours.
- Part of our conversation was the inability to provide enforcement after the fact, and he seems motivated to try and handle these issues in the moment.

That being said, if you see Providence residents (including children) trespassing, trying to access the pool or clubhouse, etc., feel free to call or text Chief Tyler as soon as possible so he can get here while they are still here. If you have pictures, text those to him as well so he has an idea of who he is looking for. His phone number is: **217-530-3659**

- You may also try Champaigns police's southwest district commander:
Lt. Andre Davis - (217) 403-6929

If something has already occurred (example: you catch something on your cameras from the night before), he encourages us to email him and copy 2 other Champaign officers on the incident. Please send to:

- Timothy.tyler@champaignil.gov (Chief of Police)
- Andre.davis@champaignil.gov (CPD's southwest district patrol lieutenant)
- Kevin.olmstead@champaignil.gov (Deputy Chief of Operations)
- Please be sure to still file an online report as well to create a paper trail:
champaignil.gov/police/file-a-report/
- If Chief Tyler does not answer promptly, please call the non-emergency number: **217-333-8911**

- If the incident is a true emergency, please call: **9-1-1**

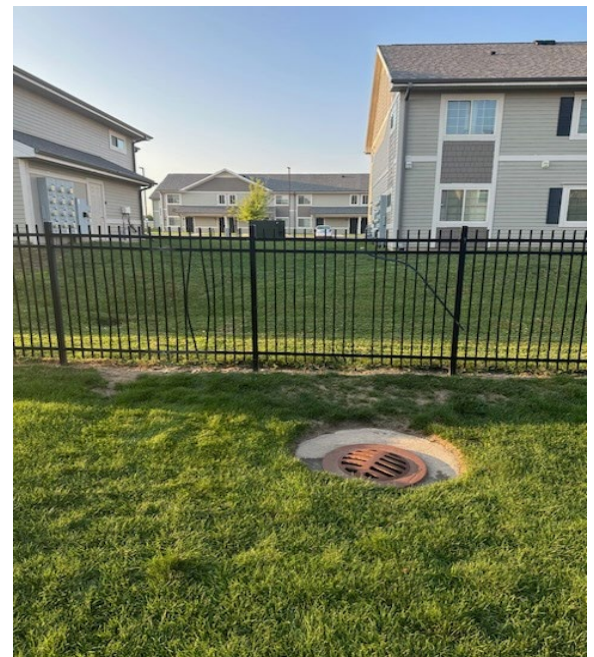
The board has also met and kept in contact with property managers at Providence.

- Please continue to send the board and CBCDR pictures and videos of incidents as well so that we can send them to Providence's property managers. They have been issuing lease violations to those they can identify from what we send them. For children and adolescents, they are issuing lease violations to their family.
- You may also try Providence's security for issues (though, may not be as helpful): **(312) 285-4386** or **(312) 726-4950**

Financial Updates:

- On budget.
- Upcoming spending on projects outlined in "maintenance + upgrades" section.
- 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



<<< police help

Champaign police department has been doing the following:

- Keeping in touch with and responding to the HOA board as issues arise.
- Providing information on how to handle and what can be done about juvenile offenders.
- Sharing information with Providence's property managers and making sure everyone follows up on issues.
- They tried to get Unit 4 to move their school bus pick-up and drop-off spot, which was unsuccessful. So, they have been sitting in their patrol cars (when available) during these times to try and discourage children cutting through our property.
- If you happen to be up late at night or view your security camera footage from the night prior, you may have seen patrol cars slowly rolling through Thornhill. They drive through at least once a night and often with a spotlight looking around.

<<< AppFolio Update:

- AppFolio, has added a transaction fee (without prior notice) for e-checks (already in place for credit card payments).
- Paying online now includes a \$2.49 transaction fee to pay by credit card or by e-check. The HOA will be reimbursing August's (2023) transaction fee to everyone who paid online since there was no notice. However, everyone will be responsible for the fee for September 2023 and on. The HOA board is looking into other online portals without e-check fees.

You can still make payments by check without a fee.

For more information on paying your association dues and where to send checks, please visit:

<https://cobblefieldpoint.com/association-dues/>



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. 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.

Website news:

Our website is back up and running!

We are working hard to edit and bring content up to date. We have been posting updates on the main page as they arise. We have also begun tracking maintenance projects here so that you can see the status of where the projects stand.

Please let us know if you have suggestions of content to add.

<https://cobblefieldpoint.com>

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/>

For maintenance requests or questions for CBCDR only, please email:

maintenance@cbcdr.com

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

Pool News:

- The pool will be kept open past Labor Day.
- We plan to keep it open until approximately September 24th.
- The board will reevaluate based on the weather closer to this date.

Contact us at hoaboard@cobblefieldpoint.com

*Our email is back up and running as well! The HOA board members AND members of CBCDR now get notified when you send an email here.



coming soon >>>

The Next Issue:

Look for the next issue this fall!

Our next meeting:

No meetings scheduled at this time.

We will keep you posted!

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).

Meet your board members!

Chris Forshier – President

Katie Duitsman – Secretary

Joan Zeedyk – Board Member

Jeff Sorensen – Board Member

Ashley Parker - CBCDR

Staci Palmisano - CBCDR

Betsy Kern - CBCDR