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Volume 1
Issue 2



WINTER 2022/2023

A Quarterly Newsletter from the HOA Board of

The

Cobblefield Quarterly

Introduction >>>

Welcome to the second 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.

Rules & Regs + By-Laws:

- We are looking to revise our Rules & Regulations as well as our By-Laws so that information is up-to-date.
- If you have any suggestions, please email the HOA Board: hoaboard@cobblefieldpoint.com
- Once outlined, we will be in touch for a final vote.



Homeowners Meeting Notes:

From 1/25/23

"Wrapping up 2022 & Look ahead for 2023"

- Thank you to everyone who joined our homeowners meeting via Zoom. We appreciate your participation and suggestions on how to keep our community safe, clean, looking nice, and overall a wonderful place to live!
- A brief summary of what was discussed (more detail throughout this newsletter):
- Finances – on budget, dues keeping at \$225, maintain a balance for projects, how to collect fees from owners who owe large sums of money.
- Providence – looking into fence on our side of property (later this year).
- Maintenance – B-2 slope drains, hot tub installation, re-keying clubhouse, new pool fence, concrete & handrail repair, adding concrete ramp, tree removal, rock/mulch, pond rocks & rip rap, and dog run.
- Rentals – rules about renting your unit out.
- Garbage & recycling – no longer looking to do garbage tote enclosure, when to put out/put back garbage totes, rules on recycling.
- By-laws & rules and regulations – looking to update these this year.
- Open discussion – how to contact maintenance & board members, what to do about noise complaints, members liked having meeting via zoom instead of in person.

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 DRM no less than 10 days before the start of the lease.
- All current leases will need to be sent to DRM by April 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.

completed >>>

Maintenance + Upgrades

Exterior:

(not much new here since many projects need to be completed in warmer weather)

- The parking lot has been restriped (to include the “reserved” and accessibility spaces).

Clubhouse:

- 2 Ring doorbells were purchased to help maintain security at the clubhouse.
 - They will be monitored by HOA board members.



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

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.
- Drains are set to be installed near the B-2 buildings in order to help prevent the slope from flooding.
- Concrete repairs will be made for cracks and curb damage after this winter (assuming the cold and snow plows 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 “resident only” signs.
- Due to poor lighting (which have resulted in incidents of theft), a light will be installed on the east side of the G2 garage.
- We are looking into repurposing the old cameras (from around the pool) to be placed at the entrances not currently monitored by cameras.
- Sparse areas where river rock and mulch that were placed around the property last summer will be filled in this spring. They will also fix areas where rock should be placed next to buildings.
- We are looking into creating a ‘dog run’ where residents can let their dogs get a bit of exercise and socialization. Keep you posted!

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 have been waiting on fence materials, but hope to still break ground this winter!
- 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 this spring.
- Quotes have been obtained to replace the hot tub. We will remove the old hot tub, fill in the area with concrete, and then add an ‘above ground’ hot tub. This will be installed after the concrete is repaired (see below) prior to summer.
- 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:

- Non-residents from Providence (mostly children/adolescents) are continuing to 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.
- “No Trespassing” signs have been purchased and installed along the fence between Cobblefield and Providence (on their side of the fence, with Providence’s permission).
- We are potentially looking into a non-climbable (and non-bendable) fence between Cobblefield and Providence to help prevent non-residents cutting through our property.



- The city has assigned neighborhood ambassadors in order to provide mediation between Cobblefield Point residents and residents from Providence. We have been assigned a new ambassador since our last newsletter.
- If you have any issues with Providence residents, please:
 - Call the police
 - Email or call our neighborhood ambassador, Samuel McCusker: samuel.mccusker@champaignil.gov (217) 689-8563
 - 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



Be a good neighbor:

- Please be respectful of your neighbors. A few easy ways to do this are:
- Keep noise to a minimum (remember base travels through walls more than sound).
- Respect “quiet hours” – which are 10pm (at the latest).
- Please be sure to clean up after your dog and dispose of dog waste in your personal garbage bins.
- Problems with a neighbor? We suggest talking to them (kindly & with respect) first. If the issue continues, contact HOA. For immediate assistance, you can call the police.

Winter is here >>>

Snow removal & salting:

A few notes:

- 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.
- Park towards middle – keep edges of parkings lots free so that snow plows can pile the snow towards the edges of the lot.
- Move cars from in front of garages when there is heavy snow so plows can clear the drives and residents can get out of their garages.

Garbage/Recycling Reminders!

- 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.

Exterior Questions:

- Hanging decorations outside is permitted as long as small nails are used. Large screws, etc. that will cause damage to beams are not permitted.
- If you would like to repaint your trim or garage doors, or purchase a screen door, the approved color is off-white/beige. Since each manufacturer is a little different, please email the HOA board or DRM management for specific colors prior to purchasing.
hoaboard@cobblefieldpoint.com
maintenance@drmcu.com

Want to rent the clubhouse?

Please send an email to DRM 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).

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 spring!

Our next homeowners

Our annual homeowners meeting is set to take place in June.

Board elections will be held at this time if any homeowner is interested in joining.

We will let you know once a date is finalized.

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

*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

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