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Volume 2
Issue 1

FALL 2023

A Quarterly Newsletter from the HOA Board of Directors

The

Cobblefield Quarterly



Introduction >>>

We Are Officially on The Second Volume of The Cobblefield Quarterly!

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

Thanks for being a part of this for the past year! We hope that the newsletters have been helpful in keeping our residents updated on what's going on behind the scenes!

If there are topics you would like to see covered in the next issue, please let us know!



Do You Know What You Can Recycle?

"FEED THE THING"

www.champaignil.gov/public-works/recycling/feed-the-thing/



Plastic and Glass

- They accept **all glass and plastic no. 1-7** (check for the recycling symbol on the container), as well as **plastic shopping bags**. Please rinse all containers and flatten plastic containers to save space.

Cardboard and Paper

- They accept **corrugated cardboard** and **boxboard** (i.e. cereal, soda, and beer packaging). Please flatten all boxes. They also accept **magazines, paperback books, paper bags, newspaper** and **mixed paper**, as well as **plastic/wax coated paper** (milk and juice cartons). **Clean pizza boxes** can be recycled.

Cans

- They accept **most metal cans** (tin, steel, and aluminum), including empty aerosol cans. Labels do not need to be removed. Please rinse all cans and flatten drink cans to save space. **Clean aluminum foil and trays** can also be recycled.

Items Not Accepted:

- Batteries
- Building Materials
- Ceramic Dishes
- Cookware
- Electronics
- Food-Soiled Materials
- Garbage Bags
- Hazardous Materials
- Lightbulbs
- Medical Supplies
- Scrap Metal
- Styrofoam
- Window Glass

To find where to recycle these items, visit:

www.champaignil.gov/public-works/recycling/where-do-i-recycle-it/

Locations: Next to mailboxes (3 stations)

Pickup days (2x/week): Tuesdays and Fridays

No Wishcycling!

A quick reminder not to dump near the recycling bins.

Adding items to the recycling in hopes that it will be recycled (when it cannot) can create problems. It could contaminate the entire batch sending it all to the landfill instead. If you have large items you would like removed, you can contact GFL and pay a fee for it to be picked up.

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

completed >>>

Maintenance + Upgrades

Exterior:

- Fall cleanup (leaves cleared, bushes trimmed).
- Sprinklers shutoff for the season.
- New “no trespassing” signs installed around the property.
- “No parking” signs installed by A8/A9.
- New signs installed around the pond.
- Dead trees around the property have been removed and stumps ground.

Clubhouse:

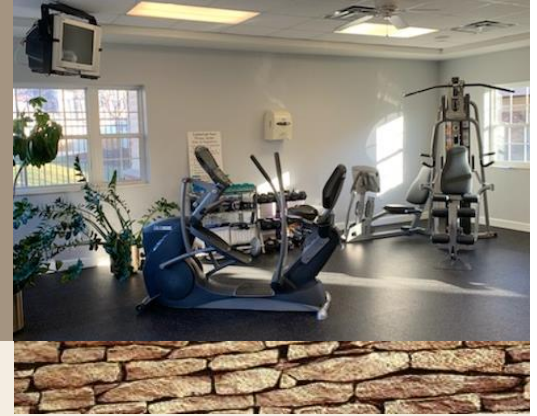
- A new gate closer was installed on the pool gate so it locks properly.
- Large rocks were removed from the front of the pool gate (so they cannot be used as steppingstones to access the pool).

Check Out Our Updated Website!

<https://cobblefieldpoint.com>

We have been working hard to update outdated information on our website. We are also adding new areas of information to help keep residents as informed as possible. While there is still some work to do, progress is being made!

If you have any ideas for areas you would like added, please let us know!



in progress >>>

Clubhouse:

- More spears have been ordered to be installed on the columns where there are currently gaps providing access to the pool.
- A new pool gate has been ordered. This was necessary in order to add spears to the top of the gate. The new pool closer can be transferred to this gate (see completed section).
- We will be adding 2 wi-fi extenders at the clubhouse to support adding new cameras.

Exterior:

- The pump motor in the pond fountain stopped working. The motor is being replaced. Since it’s the end of the season, it will be kept at the warehouse until it’s warm enough to install again.
- A handful of downspouts have been ordered to be installed where they are currently missing.
- An application for a grant will be submitted to purchase more security cameras to place around the property. We plan to put them at the entrances not currently covered as well as areas/paths frequently used for trespassing.

upcoming >>>

Maintenance + Upgrades

Clubhouse:

- We are looking into planting bushes with sticky thorns at the corners of the fence around the pool. (Other pool owners have had success of keeping trespassers from jumping their fence with this method).

Exterior:

- New trees will be planted where the dead trees were removed (or near if we cannot plant in the same spot). We are also going to plant trees along the fence between Cobblefield and Providence to help with privacy. Current plans are to fill in the gap between current pine trees and where B1 begins. We will also plant them in the space between B1 and G1.

Financial Updates

- On budget.
- HOA dues are \$225/month. There are no plans to increase fees this year.
- For more information on how to pay your dues, late fees, etc. please see the “Association Dues” section of our website:

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



Let's Talk Doors & Paint!

<https://cobblefieldpoint.com/doors-and-trim/>

Garage door & front door:

- Replacement and maintenance of your front door and garage door are the homeowner's responsibility.
- For replacement, you can take a picture of the existing door to a retailer who can help find a match.
- You can find the paint color on our website.



Trim:

- While the HOA is responsible for maintaining the trim, if you would like to touch up the trim around your home in-between condo-wide painting, see the website for the approved color.

Storm door:

- Owners are welcome to add a screen door to their front door if they would like.
- The approved style of storm door is called a "retractable screen" (any brand) – picture left for reference.
- Colors "white" or "almond" accepted.



Winter is coming >>>

We are preparing for the cold!

Snow removal contract is signed!

- 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.
- When parking in common areas, try and park in the middle so the plows can pile snow on the edges.
- If possible, don't park in front of your garage so that the plows can clear snow for you and your neighbors.

What you can do to protect your home:

- Close your garage doors!
 - There are water pipes that run through the buildings, including around attached garages. Leaving your garage door open can freeze pipes and cause them to burst.
- Drip your faucets!
 - Check the weather. If the weather is below freezing, let faucets drip. Drip faucets that are furthest away from your home's water source. But to err on the side of caution, drip faucets in all rooms with plumbing.
- Prepare if you are going out of town!
 - Do not turn your heat off (as tempting as it may be). Keep the thermostat at least 55° F.
 - Open your kitchen and bathroom cabinet doors to allow warmer air to surround your pipes (don't forget to remove toxic chemicals if your pets are staying at home).

*Burst pipes can cause extensive water damage to your home (and your neighbors) and be very expensive. It has happened multiple times at Cobblefield. Better safe than sorry!

Providence

- Thank you to all residents who have been sending footage related to youth from Providence trespassing on our property. We are continuing to send these to Providence's Property Manager and the police. While it can be difficult to identify people from footage, and the police have shared challenges related to pressing charges against youth, we are all doing our best to prevent further problems.
- Please see the summer 2023 issue of the Cobblefield Quarterly Newsletter or the Providence section of our website for more information on how to report issues.

<https://cobblefieldpoint.com/reporting-providence-issues/>



Holiday Tree Collection

The City of Champaign's Holiday Tree Collection Program collection date has been set as Monday, January 8, 2024. This free collection program is available to all residential properties within the City's corporate limits.

- City residents must place their tree within four feet of the curb by 6 a.m. on Monday, January 8, 2024, for collection.
- Collected trees are chipped and made into garden mulch.
- Trees with stands, decorations, tinsel, lights, artificial snow/frost, plastic bags, garland, or any other materials that make the trees non-recyclable will not be collected.
- Residents may take trees to the Landscape Recycling Center at 1210 E. University Avenue in Urbana for free disposal during the months of January and February.

Please note that Holiday trees will not be collected by zone. ALL trees must be placed on the curb for pickup by 6 a.m. on January 8, 2024. Pickup is weather dependent, but trees will get picked up as quickly as possible.

The City would like to thank residents who participate in yard waste collection programs.

To receive information about future events, please sign up at the City's website:

champaignil.gov/email-subscription-lists

CONTACT: Kris Koester | 217-403-4700

| kris.koester@champaignil.gov

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. 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 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!

Visit our updated website at:
<https://cobblefieldpoint.com>

Our property managers:
Coldwell Banker Commercial Devonshire Realty
(CBCDR)
<https://www.cbcd.com/>

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

Who sees what?

hoaboard@cobblefield.com

– all board members as well as well as Ashley and Staci from CBCDR.

*You no longer need to include the maintenance email along with this email if you would like to be in touch with all of us. Thank you to those who did include both during the time period where we lost access.

Please note that Ashley or Staci will be responding and not a board member.

maintenance@cbcdr.com

– Members of CBCDR. The board members do not see these emails.

3602-3860 Thornhill Drive
Champaign, Illinois 61822



coming soon >>>

The Next Issue:

Look for the next issue this winter!

Winter = December, January, February

Spring = March, April, May

Summer = June, July, August

Fall = September, October, November

Our next homeowners meeting:

May 2024

Updated Rules & Regs:

The final draft of our Rules and Regulations will be emailed in January 2024. You will also be able to find it on our website.

Contact us at: hoaboard@cobblefieldpoint.com

Meet your board members!

Chris Forshier – President/ Treasurer

Katie Duitsman – Secretary

Joan Zeedyk – Board Member

Jeff Sorensen – Board Member

Ashley Parker - CBCDR

Staci Palmisano - CBCDR

Betsy Kern - CBCDR