

- Introduction
- Submit Pictures for the Newsletter!
- Rules & Regulations Changes
- Notes on Upcoming Planting Season!
- Maintenance & Upgrades
(completed, in progress, upcoming)
- Want to Rent the Clubhouse?
- Updating Safety Measures
- Financial Updates
- Garbage/Recycling Reminders
- Who Should you Call in an Emergency?
- Final Thoughts
- Coming soon
- Meet Your Board Members!



WINTER 2023/2024

A Quarterly Newsletter from the HOA Board of Directors

The Cobblefield Quarterly

Introduction >>>

Welcome to this issue of The Cobblefield Quarterly!

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

Your board of directors and property managers from CBCDR would like to share what's been happening at Cobblefield Point over the past few months.

Submit Pictures for the Newsletter!

If you have great pictures of areas of Cobblefield Point, submit them to the HOA to be featured on an upcoming newsletter!

Please email them to us at:

hoaboard@cobblefieldpoint.com

Rules & Regulations Changes:

Thank you to all who attended the meeting and offered suggestions to changes to the Rules and Regulations (held 6/14/2023).

Find the updated, 2024 version on our website:

<https://cobblefieldpoint.com/rules-regulations/>

Below are some of the primary areas edited on the Rules & Regulations document.

- Property management name revision.
- Addition of Table of Contents
- Addition of more specific information for utilities section.
- Addition of Lawn & Grounds section.
- Additional definitions for clarity.
- Removal of hot tub policy (since we no longer have a hot tub).
- Addition of specific websites for easier access to information.
- Revision of allowing 2 pets (instead of just 1).
- More specific information regarding leasing of units.
- More specific information on how to pay association dues.
- Updated information on trash and recycling since we switched companies.
- Revision of storing and using sports equipment to lawn use only.
- Security camera installation update.
- Breakdown of reporting a complaint section for easier comprehension.
- Updated forms, which have also been added to our website. Word versions are "click-and-fill".
- Some changes in wording for easier comprehension and friendlier tone.
- Visual changes: Front page, footer stripe and information, change in font, change in spacing, more bullets and breakdown of information to make more comprehensible.

Notes on Upcoming Planting Season!

With warmer weather right around the corner, we wanted to send a few quick reminders about planting flowers.

- Please do not plant anything in the half-moon areas between garages. Ornamental grass will be maintained in these areas.

- Please feel free to plant flowers in pots for your porches and balconies! We love to see all the color!
- If anyone is interested in helping (or fill-in occasionally) water the plants at the pool and clubhouse, please let us know. We would love to get a "green-thumb" club going!



completed >>>

Maintenance + Upgrades

Exterior:

- New trees have been planted where the dead trees have been removed. They're looking great!
- A handful of downspouts have been installed where they were missing.
- An additional doggy station was added near G2 garages. While that empty field on the corner of Balmoral and Thornhill Dr. is an easy place to take your doggy to potty, please remember to still clean up after them. As it gets warmer, the *leftovers* start to heat up and fill our area with an unpleasant aroma 🗑️.

Clubhouse:

- The Clubhouse TVs got an updated cable package. Happy viewing!



Want to rent the clubhouse?

Please send an email to CBCDR at:

maintenance@cbcdr.com

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

- The cleaning checklist is on our website:

<https://cobblefieldpoint.com/forms-and-checklists/>

in progress >>>

Clubhouse:

- More spears to fill in the gaps on the fence surrounding the pool have been ordered and should be installed any time. To include:
 - On the columns where there are currently gaps providing area for footing to climb over and gain access to the pool.
 - On top of the gate. A new pool gate has been ordered in order to add spears to the top of the gate. The new pool closer can be transferred to this gate.
- Sticky/thorny bushes will be planted on the exterior corners of the fence surrounding the pool (to help prevent people from climbing over the fence).

Exterior:

- Some siding repairs on the G2 garage.
- The fountain for the pond needed a new pump. This has been repaired and the fountain will be installed back in the pond soon. An updated waterproof outlet will also need to be installed.
- Downspout extensions will be purchased to help with drainage issues behind building A7.
- A handful of pillars that are rotting will be repaired.

upcoming >>>

Maintenance + Upgrades

Clubhouse:

- The HOA is looking into updating our security cameras and system at the Clubhouse (as well as adding a few additional cameras around the property). Please see the "Updating Safety Measures" for more information.
- Wi-Fi extenders will be purchased in order for our cameras to function properly.
- We are making calls to get things going for the pool to open this summer!

Exterior:

- We would like to install an 8-foot fence between Providence and Cobblefield properties. Please see the "Updating Safety Measures" section for more information.
- After the B-2 drainage project, the landscaping needs some work. We hope to work on this (smoothing out bumpy/rough areas and filling in areas where grass is sparse).
- Trees at near the entrance need to be trimmed.
- We would like to replace the rocks in the median at the entrance with mulch (to prevent children from throwing rocks into the driveway).

Updating Safety Measures

- With warmer weather approaching, the potential for trespassing and crime is increasing. The board is taking measures to protect our community, property, and its residents.



- Discussion of a fence to be built between Providence and Cobblefield property was discussed last year.

That project was paused, but we are getting updated quotes and hope to move forward with this project asap.

- The board has also discussed adding security cameras. We have been speaking to a security company and discussing updating our (outdated) security camera system and adding additional cameras.
- We will be emailing residents with more specific information and details about both projects in order to give residents a say and vote on how to move forward. Please be on the lookout for that in the upcoming weeks.

- As a reminder, if you have any issues with Providence residents, there are many things you can do. Detailed information of who to call and where to report can be found on our website at:

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

- If a crime occurs, please be sure to report it to the police by calling or filing an online police report. It would be great to also notify the HOA via email so we are made aware and can stay on top of any concerns.

hoaboard@cobblefieldpoint.com

To file an online police report, visit: <https://champaignil.gov/police/file-a-report/>

Important Numbers to Save:

- Chief Tyler Cell: (217) 530-3659
- Lt. Davis Cell: (217) 403-6929
- Non-Emergency Police: (217) 333-8911
- Providence Security:
 - (312) 285-4386 or
 - (312) 726-4950

Financial Updates

- On budget.
- Checks have been mailed or delivered to those who used AppFolio and paid the \$2.49 fee unexpectedly.
- Upcoming spending on projects outlined in “maintenance + upgrades” section.
- HOA fees are \$225 per month.
- 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.
- 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/>

Garbage/Recycling Reminders

- Please continue to put trash cans out Sunday late afternoon/evening and put back in your garage on Monday.
- Please put your garbage can back as soon as possible when winds are high (totes can fly into garage doors and cars, leaving damage).
- The blue recycling cans by the mailboxes are for recycle only. Please do not put waste products inside, or set furniture, appliances, or non-recyclable items on the side of the recycle bins.
- If you need to dispose of large items, please contact our disposal service (GFL) for pick-up: <https://gflenv.com/our-services/for-home/residential-solid-waste/request-bulk-pick-up/>

Who should you call in an emergency?

Living in a condo is a unique situation, so knowing who to call in an emergency is important! Let's discuss what is the responsibility of the HOA vs. the responsibility of the unit owner.

- Similar to how you think about who maintains which areas, the owner of the unit is responsible for most situations in an emergency.
 - Frozen pipes, water leaks, plumbing issues, damage to the interior of the condo, heater, and air conditioning repairs, etc.
- If you are renting, your landlord is responsible – so please call them for next steps.
- Because we all live in such close proximity to each other, an emergency in one unit often affects surrounding units. Therefore, if you are unable to contact a neighbor, calling the emergency maintenance number is appropriate.
- Letting maintenance know that an emergency situation has occurred (via email, as applicable) is also appropriate.
- When should maintenance be the first responder?
 - If there is an emergency with the Clubhouse.
 - If there is an emergency in common areas (like shared water closets).

***For medical emergencies, crimes, and fires, please call 9-1-1 first!**



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 absolute 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!

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

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



Cobblefield Point
CONDOMINIUM ASSOCIATION



coming soon >>>

The Next Issue:

Look for the next issue this spring!

Spring = March, April, May

Summer = June, July, August

Fall = September, October, November

Winter = December, January, February

Our next homeowners meeting:

Our annual homeowners meeting is set to take place in June 2024.

**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.

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