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Volume 2
Issue 3

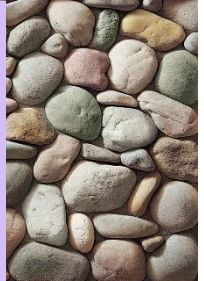


SPRING 2024

A Quarterly Newsletter from the HOA Board of Directors

The

Cobblefield Quarterly



Introduction >>>

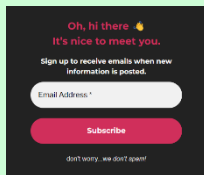
Welcome to this issue of The Cobblefield Quarterly!

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

Your board of directors and 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.

Stay in the Know:

- Sign up to get notified when a new post is added to our website! Simply add your email to the "subscribe" button on our website!
- The HOA board members have access to the water closets. In the case of an emergency – email us!



Pool Season is Just Around the Corner!

Some information for the upcoming pool season.

Pool Opening: Saturday, May 25th!

Reminders:

- Pool hours: 9:00am – 10:00pm
- There is no lifeguard on duty; swim at your own risk (children 16 & under need to be accompanied by an adult).
- 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 and clubhouse safe.
- No glass (bottles, etc.) in the pool area. If one breaks, we have to shut down and drain the pool!
- Be mindful of others at the pool. While some may enjoy loud music, others may want to sunbathe in quiet.
- Pick up after yourself. Please be sure to pick up your trash, move chairs back to where they belong, etc. when you leave.
- Make sure the pool gate and clubhouse doors close properly behind you when you leave.
- 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.
- Don't forget that your key fob can be deactivated for those who violate the terms of agreement.

Be a Good Neighbor!

A few things that you can do that make a big difference:

- Please keep noise to a minimum. We share walls with multiple neighbors, so please be mindful of this. "Quiet hours" begin at 10pm. Don't forget that the garages don't have great insulation, so loud music and tool noises can penetrate walls. Loud music in cars (especially with heavy base) can also easily travel through walls and disturb your neighbors.
- Please clean up after your pet and dispose of dog waste properly. There are lots of doggy stations around the property!
- Be kind to people working in the area (maintenance workers and contracted crews). They are here to make our complex better and safer.
- Drive slowly and cautiously through our neighborhood (speed limit 10mph).
- If you see trash, pick it up. While we do have maintenance and grounds crews to help keep our area looking nice, we pay them for each trip out. If we all do our share and pick up trash as we come across it, it can make a huge difference.
- Don't grill inside of your garage. Smells/smoke can travel inside your neighbor's unit (not to mention it's a fire hazard).
- Lookout for your neighbors. If you have cameras, keep an eye on their porch. Let them know about suspicious behavior. Offer to pick up packages, etc.
- If you see something concerning, say something to the board. We will do our best to address the situation.



Maintenance + Upgrades

completed >>>

Exterior:

- A light at the front entrance was repaired.
- The fountain for the pond needed a new pump. This has been repaired and installed back in the pond.
- Downspout extensions and well hoods have been purchased and installed to help with drainage issues behind building A8.

Clubhouse:

- The exercise bike in the gym was repaired.
- A new rope pull for the weight machine was ordered and installed.



upcoming >>>

Exterior:

- 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).
- An 8-foot cedar fence will be installed between Providence and Cobblefield properties and along a small portion of Cobblefield Dr. We are hopeful this will help with trespassing.



Clubhouse:

- An updated camera security system is set to be ordered and installed. The company associated with our current camera system is unresponsive to inquiries and needs. This has been problematic when needing information regarding footage and timestamps for police reports. Therefore, we will be getting a new system with updated cameras for the clubhouse, front entrance, and along the Providence fence line. We will have clearer footage with an app that is easily managed by the board, CBCDR, and a camera company that has been more than helpful.
- We are making calls to get things going for the pool to open in a few weeks!



in progress >>>

Exterior:

- A handful of pillars that are rotting will be repaired.
- Trees near the entrance will 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).
- A hole on the side of G2 garage is scheduled to be repaired.
- Speed limit signs (10mph) have been ordered and will be installed in a few spots around the property.
- A new waterproof electrical outlet is to be installed soon for the fountain in the pond.

Clubhouse:

- 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).
- A new gate to the pool has been ordered and will be installed soon. A new gate was needed so that anti-climb spikes could be fabricated on top. To note: the gate opener that was recently installed was able to be transferred to the new gate.
- Anti-climb spikes have been fabricated and will be installed on top of the corner pillars around the pool. The small gaps that existed from the previous installation left areas for trespassers to step up and over into the pool area.

Parking Reminders!

- Be courteous when parking – stay in one spot. If you pull in crooked, it only takes a few seconds to readjust.
- Please mind the 'reserved' spots. These spots are for residents with detached garages. They do not have a "built in" parking spot in front of their garage.
- The 'no parking' areas are posted for safety reasons. Should an emergency arise, firetrucks, ambulances, etc. need to be able to safely access our residents. Please park in allotted spots and direct your guests where to park.

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, please contact the board.

Let's Talk Safety

A significant arrest was made in March on three individuals for package theft and car break-ins. That being said, we should still take precautions.

Packages:

- Schedule delivery when you know you'll be home. Most delivery agencies will allow you to schedule this date.
- Wait to order. If you know delivery takes 2 days, for example, wait to order your package until Thursday, so it will be delivered on Saturday when you know you'll be home.
- Get a lock-box for your porch (a box where deliveries can be left and drivers can lock the box afterwards, or some versions automatically lock). There are many affordable options.
- Send your delivery to a friend who will be home. Or some delivery apps allow you to make a note to leave with a neighbor.
- Ask a neighbor to get your package and bring inside until you get home.
- Choose to have your package delivered to a parcel locker.
- Choose to have your package delivered to a UPS/FedEx store and pick it up there.
- Get a doorbell camera (to deter thieves and/or identify them if necessary).

Vehicles:

- When possible, park in your garage.
- Don't leave valuables in your vehicle (and definitely don't leave valuables in plain sight for anyone walking by to see).
- Make sure you lock your doors.
- Get a car alarm, so if someone tries the doors, an alarm will sound.
- Get a spotlight/motion detector camera that will turn on if someone is around your vehicle.



Home:

- Lock your doors.
- Don't keep your windows open when you're not home.
- Don't keep valuables in sight (for someone to see if they walked by and looked in your window).
- Get curtains and keep them closed if you have valuables in sight or when not home.
- Get an alarm system. Even if not professionally installed, there are great options you can do yourself that have window sensors and sound a siren when opened or glass breaks.
- Set said alarm system 😊.
- If you go out of town, make sure you have someone go to your house (randomly, and not on a set schedule) to check on things.
- Get a doorbell camera (or indoor cameras) to keep an eye on things.
- Get a light timer to turn on/off lights (randomly, and not on a set schedule).
- Make sure you reschedule deliveries or make sure someone picks them up.

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.
- 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 CBCDR 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 CBCDR, or set up an account with the 'AppFolio Portal' app or online portal.

https://gandt.appfolio.com/connect/users/sign_in

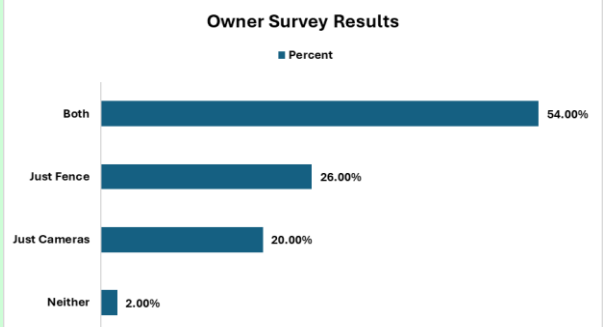
Providence Reminders:

- 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).
- If you have any issues with Providence residents, please:
 - Call the police: 9-1-1 for emergencies. (217) 333-8911 for non-emergencies.
 - Call or email an officer:
 - Chief of Police: Tim Tyler (217) 530-3659 Timothy.tyler@champaignil.gov
 - Southwest District Commander: Lt. Andre Davis - (217) 403-6929 andre.davis@champaignil.gov
 - Deputy Chief of Operations: Kevin Olmstead Kevin.Olmstead@champaignil.gov
 - File an online police report: <https://champaignil.gov/police/file-a-report/>
 - 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 the residents/vehicles if safe to do so.
 - Please notify the board so that we can keep record of incidents at: hoaboard@cobblefieldpoint.com

Owner Survey Results!

A survey was emailed to unit owners asking them to consider potential safety projects and vote on how they think the board should use funds. Thank you to those who voted!

- 54 (out of 118 units), so 46% of owners voted.
- 52% voted to install both the fence & camera system.
- 26% voted to install just the fence.
- 20% voted to install just the camera system.
- 2% voted to forego both projects and use the funds for maintenance projects.



The people have spoken! We're getting contracts signed and moving forward with both the fence and camera projects. To be completed this summer!

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!

Websites:

<https://cobblefieldpoint.com>

- Maintained by the HOA

<https://www.cbcdcr.com/>

- Our property managers (CBCDR)

Emails:

hoaboard@cobblefield.com

- All board members + CBCDR monitor

maintenance@cbcdcr.com

- Members of CBCDR monitor this email. The board members do not see these emails.



Cobblefield Point
CONDOMINIUM ASSOCIATION

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 their 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 there is no damage & checklist criteria met).

3602-3860 Thornhill Drive
Champaign, Illinois 61822



coming soon >>>

The Next Issue

Look for the next issue this summer!

Summer = June, July, August

Fall = September, October, November

Winter = December, January, February

Spring = March, April, May

The Next Meeting

Our annual homeowners meeting:

Wednesday, May 29th, 2024

6:00pm in the Clubhouse

(we will also be live on zoom for those who cannot attend in person)

(*Board elections will be held at this time. If any homeowner is interested in joining, please email us ahead of time: hoaboard@cobblefield.com)

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

