

in this issue >>>

▪ Introduction.....1	▪ Neighborhood Watch..... 3
▪ Update Your Contact Info.....1	▪ What's Going on with the Fence?...3
▪ New Property Management!.....1	▪ Financial Update..... 3
▪ Maintenance Updates.....2	▪ HOA Dues Increase.....3
(completed, in progress, upcoming, later)	▪ Coming soon..... 4
▪ Green Thumb Shout Out!.....2	▪ Want to rent the Clubhouse?.....4
▪ Charcoal Disposal.....2	▪ HOA + FMI Contact Info.....4
▪ Important Contact Info.....3	▪ Meet your Board Members..... 4



SUMMER 2024

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, Facilities Management, Inc. (FMI), would like to share what's been happening at Cobblefield Point over the past few months.

Please Update Your Contact Information!

If you have not done this already, please submit your contact information (owners & renters) so that we have your most updated information. Thank you!

<https://forms.office.com/r/ye7YyUhNUn>

Cobblefield Point Condominium Association Contact Information Form



New Property Management!

Facilities Management, Inc. (FMI)

Cobblefield Point has a new property manager! As of July 31st, CBCDR is no longer managing our property. FMI (Facilities Management, Inc.) took over August 1st and is working hard to get things back in order.

Some notes about FMI:

- Dave Kelton and his son, Nate Kelton, own and manage this management company.
- Property management in the Champaign area since the mid-1990's.
- Live in southwest Champaign
- Licensed Broker Manager
- Have their Community Association Manager License with the state of Illinois.
- Currently manage about 20 condo associations, 13 fraternities, and a handful of commercial accounts.

New HOA Dues Payment System:

- Multiple emails have gone out about how to submit dues, but we will no longer be using AppFolio. Instead, we are using Rent Manager.
- Please stop your autopay through AppFolio, and you can deactivate/delete your account.
- If you have ACH set up through your bank, you do not need to cancel that.
- Please set up your account through the website below. FMI emailed your individual account number late July.

Please email them if you need this number.

<https://facility.twa.rentmanager.com/>

New way to submit maintenance request:

You may submit a request at: <https://facilitymanagersinc.com/contact-us>
You can also email the board or FMI (see page 4 for more information).

Meet & Greet!

We are hosting an informal meet and greet on 10/2/24 from 5-6pm in the Clubhouse. This is an opportunity for residents to come meet Dave and Nate from FMI. This is an informal gathering (not a meeting). Stop in at any point from 5-6pm and stay as long (or short) as you want!



TIP! Even if you do not pay online, consider setting up your account so that you can check your balance at any time!

Maintenance + Upgrades

completed >>>

Exterior:

- A handful of pillars that had rot have been repaired.
- Trees near the entrance have been trimmed.
- Mulch has replaced rock in the median at the front entrance to prevent children from throwing rocks.
- Siding on G2 that had been damaged by weed whackers has been replaced.
- Speed limit signs (10mph) have been placed around the property to help remind those driving through to slow down.
- The leaning tree on pond has been cut down, but the stump remains to prevent erosion.
- All worn Reynolds Towing signs have been replaced. One additional sign was added between B2 and B1.
- We got the OK that cicadas were no longer a threat to the newly planted trees and removed the netting.
- We got the sprinkler timer fixed!
- A new security camera system has been installed and we have additional cameras at the main entrance, clubhouse, and behind A4.

Clubhouse:

- A new gate to the pool area has been installed. The gate is heartier and has spears on top to prevent trespassers from jumping over.
- The pillars around the pool area have also had spears fabricated to them. There were gaps that left area for trespassers to enter.

upcoming >>>

Exterior:

- We are working to potentially put up the fence between Cobblefield and Providence. Please see page 4 for more information on this!
- Some regrading will be completed behind A-8 and B-1 to help with standing water.

Clubhouse:

- Once the pool closes for the season, we hope to have the pool plumbing assessed, as the pool has been losing water this summer.
- We also plan to do some work on the pool like paint the steps, repair the lights, etc.



later >>>

Clubhouse:

- We had planned to plant sticky/thorny bushes around the pool fence this summer, but that did not get done. We would like to look into this for next summer (and plant in the fall or spring).

Exterior:

- We have not forgotten about the landscape behind B-2! We are holding off on this until after the riprap has been installed. The large trucks carrying tons of rocks will inevitably tear up the ground some.



in progress >>>

Exterior:

- We are finally getting new rip rap around the pond! Waiting to hear about installation.
- Gutters and downspouts are set to be cleaned.
- Some panels of siding will be replaced/repaired.
- Our pond fountain has stopped working again. It has been pulled to look at.
- Garbage clean-up on the pond will happen soon!

Clubhouse:

- Trespassers have been using the small gap between the clubhouse and fence to hoist small children over and into the pool area so they can open the gate. We have SK fabricating some fence pieces to be installed in these gaps.

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 in joining the club or being an "alternate", please contact the board.



Charcoal Disposal

Please dispose of your used charcoal responsibly.

How?

- Wait for the charcoal to cool completely.
- Spray it with water to ensure all flames are extinguished.
- Wrap it in aluminum foil or put it in a metal tin (like a coffee can)
- Throw it away in your trash can.

You can also:

- Donate to someone who has a compost pile!

It's as easy as that!

Please do not dispose of it in the grass or near our recycling bins. Other people then need to clean it up after you.

Consider signing up for the [Nextdoor](https://nextdoor.com/) site! Neighbors all around Turnberry Ridge post updates (such as break-ins, lost pets, etc.). It's a great place to see what's going on in our neighborhood! See more about CPCA on pg. 3! <https://nextdoor.com/> (they have an app too!)

Important Contact Information

POLICE CONTACTS:

Chief of Police: Timothy Tyler
(217) 530-3659 (text or call)
timothy.tyler@champaignil.gov

Southwest District Supervisor: Lt. Kurt Buckley
(217) 403-6926
kurt.buckley@champaignil.gov

Deputy Chief of Operations: Kevin Olmstead
(217) 403-7010
kevin.olmstead@champaignil.gov

Non-Emergency Police:
(217) 333-8911

File an online police report:
<https://champaignil.gov/police/file-a-report/>

PROVIDENCE AT THORNBERRY:

Security:
(312) 285-4386
(312) 726-4950

CITY OF CHAMPAIGN CONTACTS:

Our District Neighborhood Ambassador: Sam McCusker
(217) 689-8563
samuel.mccusker@champaignil.gov

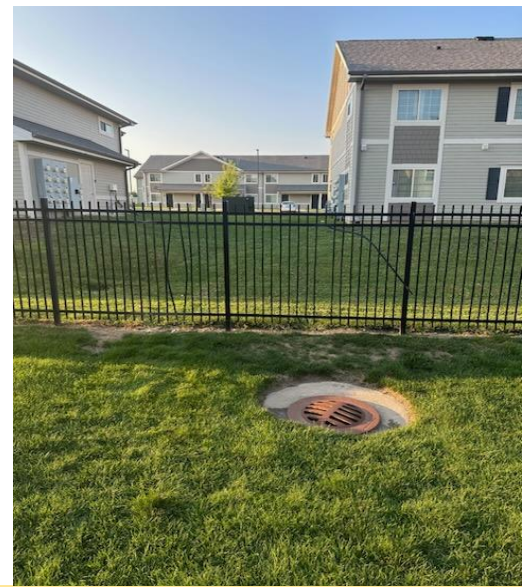
District 5 City Council Member: Vanna Pianfetti
(217) 417-2417 (office)
(217) 403-8720 (other)
vanna.pianfetti@champaignil.gov

Mayor: Deborah Frank Feinen
(217) 403-8720 (office)
deb.feinen@champaignil.gov

Neighborhood Relations Manager: John Ruffin
(217) 403-7070
john.ruffin@champaignil.gov

Neighborhood Services Director: Rob Kowalski
(217) 403-7070
rob.kowalski@champaignil.gov

Community Relations Manager: Jorge Elvir
(217) 403-8837 (office)
(217) 649-2124 (cell)
jorge.elvir@champaignil.gov



Neighborhood Watch >>>

- We are setting up a neighborhood watch program!
- We will be getting signs to post around our property.
- We are also starting a private group on **Nextdoor** so that anyone in Cobblefield Point can share information related to crime, suspicious behavior, trespassing, etc.
- You will receive an invitation to the group soon. Or you can request to join at:

<https://nextdoor.com/g/0sttjrb8a/>



What's Going on With the Fence? >>>

Long story short –

- Because there have been concerns about the cost of the fence, we have been trying to find alternatives to paying for the fence between Cobblefield and Providence. We've met with the Mayor, City Council Members, Neighborhood Service/Relations Members, etc. about our options. The city will not pay for or contribute to our fence. They did mention trying to get Providence to reinforce their fence. However, it sounds like they are more likely to remove the fence altogether to avoid continual maintenance fees than to add to the fence.
- We also have had concerns with installing a wood fence which may not be as durable or protective as we wish. Therefore, we have explored more hearty options and landed on an 8-foot steel (unbendable) fence with ornamental spears (the exact fence we have around our pool). While this will be more expensive, ultimately, it will do the job we intend it to do and would require great effort to break. We are getting updated quotes, submitting those to the bank for loan approval, and then will put this to an owner vote. We need 2/3rds of owner approval in order to move forward (78 of 118 units). We will be in touch as soon as possible to finally get this going. Thank you all for your patience!

Financial Updates >>>

- On budget.
- Upcoming spending on projects outlined in "maintenance + upgrades" section.
- HOA fees are \$225 per month (\$250 per month as of 11/1/24)
- 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 FMI to set up a payment plan – and to avoid additional late fees.
- To submit payment for HOA fees, you can mail a check to FMI, or set up an account in Rent Manager.

<https://facility.twa.rentmanager.com/Shared/Login/Signup?locationID=1>

HOA Dues Increase >>>

We would like to start by emphasizing our commitment to our community and financial responsibility.

- We will be increasing our HOA dues from \$225 to \$250 effective November 1, 2024.
- We have not had an increase in dues in many years, and our most recent adjustment was a decrease from \$250 to \$225 in January of 2022.
- As you know, inflation is hitting us all hard and costs are rising on labor and materials. We have many projects that need completed.
- The board has explored alternative, however, we determined that a dues increase is the most sustainable option.

We do not take lightly the impact of this increase on your lives. However, we are committed to keeping our community healthy, safe, well-maintained, and a wonderful place to live.

If you have any concerns or questions, please do not hesitate to reach out to us.

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

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

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.

HOA Board Contact:

Email: hoaboard@cobblefieldpoint.com
(just the board sees this email)

Our website is up to date! Please check it out for all necessary information.

We are also periodically updating the "Current Maintenance Projects" section, so you know where all of our projects stand!

<https://cobblefieldpoint.com>

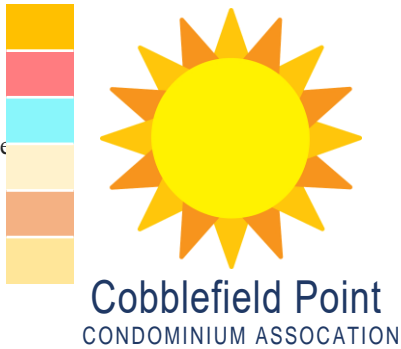
Property Management Contact:

As noted on page 1, we have a new property management company. Facilities Managers, Inc. (FMI).

Website: <https://facilitymanagersinc.com/>

Email: dave@facilitymanagersinc.com
(just FMI sees this email)

Phone:
(217) 351-9022 (office)
(217) 390-0878 (cell)



**3602-3860 Thornhill Drive
Champaign, Illinois 61822**



coming soon >>>

The Next Issue:

Look for the next issue this fall!

- Fall** = September, October, November
- Winter** = December, January, February
- Spring** = March, April, May
- Summer** = June, July, August

Upcoming meetings:

New management Meet & Greet!

10/2/24 - 5:00-6:00pm (come any time!)

Want to rent the clubhouse?

Please send an email to FMI at:

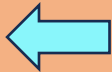
dave@facilitymanagersinc.com

- 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).

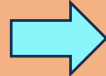
Meet your board members!



**Chris Forshier –
President/Treasurer**



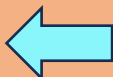
**Katie Duitsman –
Secretary**



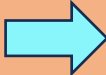
**Dave Kelton –
FMI**



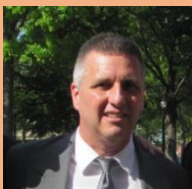
**Joan Zeedyk –
Board Member**



**Christel Seyfert –
Board Member**



**Nate Kelton –
FMI**



**Jeff Sorensen –
Board Member**



**Vicki Williams –
Board Member**

