



**TAB
Neighborhood
Newsletter**

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A PUBLICATION OF THE TRAILS AT BRITTANY HOMEOWNERS ASSOCIATION

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Your HOA Needs You!!! Yes, YOU!!!

Please volunteer to get involved in one or more of the various activities of YOUR Homeowners Association.

The **HOA Board of Directors** meets about 4 times/year, in the evening, in a Board-member’s home. It makes all the decisions about the care and development of our neighborhood –

- ❖ The beautification and lighting of our entrances.
- ❖ The landscaping, mowing, weeding, and trimming of over 18 acres of Commons land.
- ❖ The health and maintenance of our three lakes.
- ❖ Reviews expenses and fee assessments.
- ❖ Responds to homeowner’s concerns.
- ❖ And more!

The **Beautification Committee** helps make our neighborhood attractive.

The **Social Events Committee** plans events that bring our neighborhood together.

The **Welcome Committee** welcomes new neighbors and informs them about the norms of our neighborhood.

The **Architecture Committee** makes decisions about fences, pools, ball courts, gazebos, etc.

A list of current Board members and Committee members is on the last page of the newsletter.

Volunteer to help by sending a note to trailsatbrittany@gmail.com.

PLEASE volunteer to help – many hands make the load lighter!

Upcoming Events – Mark Your Calendars!

- ❖ **January 2, 2025 -- HOA Invoices sent to residents by email; if you've not received yours by January 4th, let us know by sending a note to trailsatbrittany@gmail.com**
- ❖ **January 21, 2025 – Annual TAB Homeowners Meeting via Zoom (see article, below)**
- ❖ **April 26 – Trails at Brittany Yard Sale**

2025 Annual Homeowners Meeting

Date: Tuesday, Jan. 21st, 7:00 PM

Location: Online via Zoom

Mark your calendar now for the **Trails at Brittany HOA Annual Members Meeting**. There will be a brief overview of the 2024 HOA financials and activities, and a preview of what's happening in 2025. Members of the HOA's Board of Directors will be available to answer any questions you may have.

Since it's often very cold and dark in January, the meeting will be held on Zoom so you can attend from the warmth and comfort of your home! If at all possible, please join us with video "on", so we can feel more like we're in a real meeting! To obtain the Zoom link for the meeting, please go to: www.trailsatbrittany.org/.



2025 TAB Yard Sale

Date: Saturday, April 26th, 7:30 AM – noon

Location: Your Garage / Driveway

It's that time again! Start gathering the treasures that you're willing to sell, the clutter that needs to go, the kid's clothes and toys that they've outgrown, the gifts you've received that you really don't love ... and get ready for the Trails at Brittany Yard Sale! This year we're holding it a bit earlier than usual – **Saturday, April 26th, 7:30 AM – noon.**

Many thanks go to **Carol Salo** who is spearheading our effort this year. The TAB HOA will put out signs at each of the entrances about a week before and will put notices about the sale on Nextdoor and Facebook's Marketplace. The rest is up to you! Good Luck!



~ Special Thanks Go To: ~

- ❖ **Lori Konicek**, who reported to the City the pavement that was failing on Brittany Trail Drive and the eastern side of Southford Trace Drive. This resulted in a construction project that replaced the pavement, thus improving the appeal and safety of our neighborhood.
- ❖ **City of Champaign Public Works Engineering Department, Chris Sokolowski**, for working with Ameren to put a streetlight across the street from the Mullikin/Kirby TAB entrance.
- ❖ **City of Champaign Public Works Engineering Department, Norm Reinbold**, for arranging for the cleaning of drainage area in our neighborhood.

People and Businesses that Work for Your HOA

If you have the opportunity, thank these businesses and individuals – especially those that keep our neighborhood beautiful!

Accounting: Kelly's Accounting Service

Banking: First Federal

Electric: Alladin Electric

Fertilization & Weed Control: Josh Dehm - aBETTERgreen

Insurance: State Farm

Investments: Edward Jones

Lake Maintenance: Aquatic Control, Inc.

Mowing / Landscape Maintenance / Tree Removal: Darren Ramm - D. Ramm Services, Inc.

Mulch and Plant Bed Maintenance: Mark Bigger - Atlantic Services, Inc.

Champaign Park District Flower Island Program: for planting and maintaining the annual flower beds at our entrances.

Vacation Watch

From: [ChambanaMoms](#).

Leaving for vacation or a long holiday weekend?

Worried about leaving your empty home?

Thankfully, there is a way to have some peace of mind if you happen to be traveling. The Champaign Police Department offers a vacation watch program. Intended to be a supplement for your security system, it's a free service that allows officers to check on residences while people are away from home for extended periods of time. Residents are asked to call the police department at **217-351-4545** to request extra patrols.



Your Trails at Brittany Annual Dues Invoice is Coming January 2nd! Get Ready!

The annual HOA dues invoices will be sent out by email during the week of January 1st. They are due by January 30; if they are not received by this date, late fees (5%) will be assessed. Invoices not paid on time are subject to a Property Lien.

Tip: You can make sure your dues are paid on time NOW by setting up “Bill Pay” through your Bank. Set this up so checks are automatically paid every year – set it and forget it! And you save yourself an envelope and stamp! If you’ve not used this service before, here are the steps (using Busey Bank as an example):

- ❖ Log in to your Bank website.
- ❖ Click on “Pay Bills” and follow the prompts.
- ❖ Set up the **TAB HOA as a payee** :
 - **Payee:**
Trails at Brittany HOA, Inc
 - **Payee Address:**
P.O. Box 6904
Champaign IL 61826-6904
 - **Payee Phone Number:**
Use your own phone number.
 - **Account #:**
Use your Street Address.
 - **Date to be paid:**
January 8 (recurring every year)

Note:

- ❖ The 2025 HOA dues are the same as in 2024.
- ❖ TAB HOA does not accept payments by Venmo, Zelle, etc. Nor credit cards.
- ❖ Personal checks are accepted and may be mailed to:
 - TAB HOA, P.O. Box 6904, Champaign IL 61826-6904.
 - Or, in an envelope with your name and address, dropped into the TAB HOA Treasurer’s (Shirley Faughn) locked mailbox at 1708 Mullikin Drive.
- ❖ The invoice can only be mailed to one email address per household. If you don’t recall which email you chose, drop a note to trailsatbrittany@gmail.com, and we will look it up for you.
- ❖ Mark your calendar!! HOA Invoices will be sent out January 2nd. If you’ve not received yours by January 4th, drop a note to the HOA Board at trailsatbrittany@gmail.com.
- ❖ Ahead of time, please add trailsatbrittanyHOA@kellysaccounting.com to your email address book so your email spam filter doesn’t kick out the email from our accounting firm!

Busey Bank's Bill Pay. Setting up the Payee

2024 TAB “Social”

The 2024 Trails at Brittany “Social” was held September 8th in the Commons area on the southwest edge of Southford Trace Drive. Over 90 people, representing at least 34 families, came to the two-hour gathering. Thanks to special neighborhood-building funding received from the **Neighborhood Services Department of the City of Champaign** we enjoyed tacos, burritos, and salads from the **La Paloma Food Truck**, and icy treats from the **Kona Ice Truck**. As we socialized and the kids played games, musician **David Howie** (founder of *The Live Jukebox Show*) provided dynamic music that was enjoyed by everyone.

Thanks are due to the members of the Social Committee and HOA Board for setting up / taking down the tents, tables, and chairs; for picking up the tents and games provided by the City; for making arrangements with the vendors; for writing the grant that paid for most of the expenses; for setting up the games; and more! Thanks, everyone!





Join Your Neighbors on **nextdoor**

More and more **Nextdoor** is becoming a popular way to communicate within our neighborhood. Over 80% of Trails at Brittany households are members of Nextdoor. Here they can share news, report lost dogs/cats, sell/buy/give away items, learn about City programs, get recommendations for work to be done around the house, and more. To join, go to nextdoor.com and register for the Trails at Brittany Nextdoor neighborhood.



Recent posts this Fall by TAB residents have included (Sept-Dec):

- A report of stolen Christmas yard decorations
- A report that a smoker cover blew into a neighbor's yard
- Looking for a recommendation for someone to repair a drain pump
- Looking for a piano teacher
- Announcing a nursing home seminar
- Recommending someone who did a great job cleaning roof gutters
- Requesting the name of someone who could sand stairs
- Looking for someone who will hand-wash a car
- Looking for a place to recycle eyeglasses
- Lost dog seen in parking lot
- Looking for someone to repaint a front door
- Sharing photos of an unusual bird visitor to one of our lakes
- Information on upcoming road construction project
- Looking for someone to hang a TV on a wall
- Dates of the City's landscape waste pickup
- An offer of free items to give away
- Dog found
- Several new TAB owners announced their arrival

SeeClickFix App

If you see an infrastructure problem that the City can fix, report it using the SeeClickFix app! Download the app to your smartphone or use the website, seeclickfix.com/champaign.

When you "See" a problem...

"Click" a photo of the problem and provide the address ...

A "Fix" by the City will happen promptly!



Among the issues that have been reported from TAB and subsequently "fixed" by the City:

- ❖ A sidewalk was not level.
- ❖ A curb was broken on Brittany Trail Drive.
- ❖ A drain in a Commons area was clogged with grass, causing flooding.
- ❖ There were several potholes in Kensington Knoll Drive and Southford Trace Drive.

Especially if you're a "walker", this is a must-have app!

New Neighbors in 2024

A note from the Welcome Committee:

We're behind in our Welcoming duties! If you're "new" to our neighborhood and haven't yet been "Welcomed", let us know and we'll come visiting! (We'll bring a gift!)

Drop us a note: trailsatbrittany@gmail.com.



- ❖ Li Shi & Wei Zhu 1703 Brighton Court
- ❖ Victoria & Robert Lucking 4412 Brittany Trail Drive
- ❖ Laura & Alan Lee 4405 Curtis Meadow Drive
- ❖ Leela Yartha & Vijay Chander..... 1802 Kensington Knoll Drive
- ❖ Donna & Paul Gegg 1902 Kensington Knoll Drive
- ❖ Rosangela & Dermot O'Grady 1905 Kensington Knoll Drive
- ❖ Mona Lisa & Sergio Baruffi..... 1603 Mullikin Drive
- ❖ Leslie & Craig Neitzel 1610 Mullikin Drive
- ❖ James & Keith Reisinger-Kindle..... 1617 Mullikin Drive
- ❖ Asmaa & Saad Al-Kadhi..... 1702 Mullikin Drive
- ❖ Stella Kum & Jong Yeon Lee..... 1712 Mullikin Drive
- ❖ Kelly Kiser & Adam Mueller..... 1809 Mullikin Drive
- ❖ Nisha Indrajith & Vinod Chandrasekaran 4305 Southford Trace Drive
- ❖ Anisha & Hitanshu Chawla..... 4405 Trostshire Circle
- ❖ Lucia Wu & Wei Wei..... 4411 Trostshire Circle

Meet Some of our New Neighbors

Leela Yartha & Vijay Chander, 1802 Kensington Knoll Drive. (Former home of Teresa & Kevin Kane.) Leela and Vijay moved here from California. Their son is attending the University, majoring in Computer Science.

Donna & Paul Gegg, 1902 Kensington Knoll Drive. (Former home of Cristina Lungu & family.) Donna and Paul moved here from Saint Genevieve, Missouri. They are retired and moved here to be closer to their daughter, who lives in St. Joseph.

Continued, “Meet Some of our New Neighbors”

Rosangela & Dermot O’Grady, 1905 Kensington Knoll Drive. (Former home of Tina & John Gilman.) Rosangela and Dermot moved here from Switzerland; this is their first time living in the U.S. Dermot was raised in Ireland; Rosangela in Brazil. They have three children: Gabriella, who lives in London; Nicholas, who is attending the University; and Diarmuid, who attends high school.

Nisha Indrajith & Vinod Chandrasekaran, 4305 Southford Trace. Nisha and Vinod moved up the street and around the corner, from Ironwood West. Their home is brand new, designed by them.

Stella Kum & Jong Yeon Lee, 1712 Mullikin Drive. (Former home of Sarah & Chester Frazier.) Stella and Jong recently arrived from Berkley, California. Both will be affiliated with the Physics Department at the University. They are enjoying our big skies, open spaces, and tranquil environment.

James & Keith Reisinger-Kindle, 1617 Mullikin Drive. (Former home of Celia & Paul Arnold.) James and Keith recently moved from Ohio with their daughter, Zari. Keith is an OB-GYN and recently opened the Equity Clinic in town. James is a logistics specialist with Amazon. They are enjoying exploring child-friendly Chambana.

Mona Lisa & Sergio Baruffi, 1603 Mullikin Dr. (Former home of Joyce & Ben Rhee.) Mona and Sergio moved down I-57 from Gilman, Illinois, where they’ve lived for nearly 20 years. They are Brazilian and are pleased to learn that several other Brazilians live in TAB, too!

Holiday Tree Collection

The City of Champaign's **Holiday Tree Collection Program** collection date has been set as **Monday, January 13, 2025**.

- ❖ Place your undecorated, unflocked tree within four feet of the curb by 6 AM on Monday, January 13, 2025.
- ❖ 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.
- ❖ Alternative: During the months of January and February, residents may take undecorated, unflocked trees to the Landscape Recycling Center at 1210 E. University Avenue in Urbana for free disposal.
- ❖ 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 13, 2025. Pickup is weather dependent, but trees will get picked up as quickly as possible.



Trails at Brittany HOA Board of Directors, 2024

Member	Role	Address
Jean Wichman	Secretary	4302 Brittany Trail
Shirley Faughn	Treasurer	1708 Mullikin
Imad Al-Qadi	Member at Large	1803 Kensington Knoll
Tami Fuller	Member at Large	4203 Brittany Trail
Sandy Loeb	Member at Large	4205 Brittany Trail
Lori Konicek	Member at Large	4506 Southford Trace
Houtan Jebelli	Member at Large	4406 Curtis Meadow
Katie Newman	Communications Director	1804 Kensington Knoll

We really need several to volunteer to serve on the Board so others can rotate off! E.g., we need a President!

Trails at Brittany HOA Committees, 2024

Please consider volunteering to help! Together we can make our neighborhood thrive and be more beautiful! If interested, please drop us a note (trailsatbrittany@gmail.com).

Committee / Members	Address
Architectural Committee ***	
Michael Jones	4304 Southford Trace
Tami Fuller	4203 Brittany Trail
Landscape/ Beautification Committee ***	
Lori Konicek, Chair	4506 Southford Trace
Shirley Faughn	1708 Mullikin
Sandy Loeb	4205 Brittany Trail
Deb & Walt Ruesch	1600 Mullikin
Peggy Pritchard	4401 Trostshire
Tom Newman	1804 Kensington Knoll
Social Events Committee ***	
Katie Newman, Chair	1804 Kensington Knoll
Tina Jones	4304 Southford Trace
Shirley Faughn	1702 Mullikin
Jessica Moore	1701 Brighton
Welcome Committee ***	
Katie Newman, Chair	1804 Kensington Knoll
Tina Jones	4304 Southford Trace
Newsletter & Directory	
Katie Newman	1804 Kensington Knoll

***** This Committee could really use another member!!**