



**Neighborhood
Newsletter**

ISSUE 35
MAY 2024

A PUBLICATION OF THE TRAILS AT BRITTANY HOMEOWNERS ASSOCIATION

Table of Contents

Your HOA Needs You!!! Yes, YOU!!! ... 1

Upcoming Events 2

A Special Thanks 2

Report:

Annual HOA Members Meeting 2

Covered Recycling Totes 4

Neighborhood Services Grants 4

Flower Island Program 5

Landscape Waste Pickup 5

SeeClickFix 5

Goose Patrol 6

Join Your Neighbors on Nextdoor 7

TAB Website 7

(No) Yard Sale 7

Shredding Event 7

Reminders from the Covenants 8

Recent New Neighbors 8

Landscaping Do's & Don'ts 9

Businesses that Work for Your HOA 10

Service Spotlight 10

HOA Board of Directors 11

HOA Committee Members 11

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

Please consider getting involved in one or more of the various activities of YOUR Homeowners Association.

The **Board** 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 by sending a note to trailsatbrittany@gmail.com.

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

Upcoming Events – Mark Your Calendars!

May 13 Last Spring yard waste pickup

~ Special Thanks Go To: ~

Jean & Darrel Wichman and Katie & Tom Newman . . . for serving on The Goose Patrol to reduce the population of geese in our neighborhood.

Shirley Faughn . . . For collecting and evaluating bids from electricians to update the lights at our three entrances; Shirley also has spent hours weeding the three entrances.

Lori Konicek . . . For reporting the poor condition of the Southford Trace Drive pavement using [SeeClickFix](#) – the potholes have been patched and the pavement will be replaced this construction season!

Walter Ruesch . . . For spraying and pulling the weeds in the Mullikin/Kirby Entrance, which is across the street from his home.

Brief Report: Annual HOA Members Meeting, January 16, 2024

In spite of it being the coldest night of the year, the Annual Members Meeting drew 17 TAB members. Next year the Meeting may be held via Zoom, in an effort to increase attendance and participation.

News & Accomplishments in 2023:

- ❖ The **TAB HOA By-laws** were updated. As these define how the Board operates, a membership vote is not required. They are available in Draft form on the HOA website, trailsatbrittany.org. Your comments are welcome.
- ❖ The Board created the **TAB HOA Neighborhood Guidelines** which delineate issues related to property maintenance and conduct within our neighborhood that are not specifically addressed in our Covenants. This document is available in Draft form on the HOA website, trailsatbrittany.org. Your comments are welcome.
- ❖ **New lake signs** were added to our 3 lakes to address on-going trespassing issues and safety concerns.
- ❖ With **funding provided by the City of Champaign's Neighborhood Services Department**, two social events were held; the City also supported the Annual Meeting's festivities at Jupiter's Pizza. (See story on page 4, "Neighborhood Services Grants".)



- ❖ **Several trees were removed** from our Common's areas that had been damaged by storms or had reached the end of their life. Replacements will be planted as funding allows. This is an ongoing process.
- ❖ The **final TAB lot sold** and has been built upon.
- ❖ The **landscaping contracts were upgraded** to include all aspects of the Commons Areas appearance: grass, weeds, edging, mulch, trees, etc.
- ❖ **Membership fees** were paid by all TAB HOA members within the first quarter.

In-progress & Upcoming in 2024:

- ❖ **Recruit** new HOA Board and Committee Members.
- ❖ **Finalize** By-laws; finalize Neighborhood Guidelines.
- ❖ **Improve appearance of our three entrances:** Lighting (done); Flower Islands; Paint the Coach House medallions; new bed edging and mulch.
- ❖ **Update website** – you'll be asked to re-register at some point!
- ❖ **Continue maintaining our land and lakes**, e.g., tree removal / replacement, erosion & algae control, etc.
- ❖ **Provide social activities.**

Safety Tips

Sgt. Jordan Hagemann of the Champaign Police Department attended our Annual Meeting. He presented an overview of the Department, gave some safety tips, described the Vacation Watch service offered by the Department, and answered questions. Concerning the **Vacation Watch** service, he said to Contact the **Front Desk (217-351-4545)** to request the police to monitor your home while you're away. He advised us to leave some lights on, make sure the house and cars are locked, leave on a TV/radio, and have our mail/newspaper service held. During the Q&A session, he admitted that **check-washing** is still a problem, advised us not to put checks in our mailboxes, and to use digital check services such as banks' Bill Pay service if available. In response to a concern raised about **door-to-door solicitors**, Sgt. Hagemann said they DO need a permit. He advised being very careful when talking to solicitors (or any stranger) concerning what information you share with them. If they are aggressive, inappropriate, or rude, try to get their license plate number and give it to the police! Another member raised the issue of **fireworks...** yes, they are illegal, but they are a low-priority issue for the Police unless the issue escalates. Homeowners are still encouraged to report the fireworks as a concerned citizen call, and the police will respond as soon as they are able. **The Non-emergency Police phone number is 217-333-8911.**



Minutes

The full minutes of the Annual Members Meeting are available on our website, trailsatbrittany.org.

Use Covered Trash/Recycling Totes

Wind is an issue, and we must remind you:

- ❖ All recyclables must be in CLOSED containers! If you cannot do this, we recommend you keep the totes in your garage for the following week's pickup or until the wind subsides.
- ❖ If your trash totes are usually over-full so the tops don't close, request an additional tote.
- ❖ Please put the totes back in your garage the same day as the trash has been picked up.



Thank you for being mindful so that we can keep our neighborhood litter-free!

By the way... Several of the garbage/recycling companies will provide large recycling totes at minimal or no additional cost (see photo, from Illini Recycling). Give your pick-up service a call and see if they can provide a covered tote for you. Otherwise, recycling totes can be purchased at local hardware stores or from online stores such as Amazon.

Neighborhood Services Grants

In 2023 & 2024 the TAB Board applied for and received four Neighborhood Small Grants from the City of Champaign Neighborhood Services Department. These grants are designed to provide small-scale neighborhood improvements or enhancements to registered neighborhood groups such as HOAs and neighborhood associations.

To help build neighborhood relationships, members of the Board wrote successful grants requesting support for our two ice cream socials last year (\$840 and \$507), which were enhanced by the presence of the Neighborhood Ambassadors as well as various outdoor toys and games provided by the Neighborhood Services Department. In an effort to increase participation in the January Annual Members Meeting, a successful grant was written to pay for Pizza Party at Jupiter's (\$277). This Spring a grant (\$2,500) supported about a quarter of our beautification costs to mulch our entrances, cul-de-sacs, and roadway planting beds.

In all cases, grant applications were accompanied by a listing of volunteers who would participate in the activity, providing "sweat equity". For example, members of TAB volunteered to serve ice cream or pizza, or volunteered to plant flowers in the entrance plant beds. In some cases, the grants are fully funded; in other cases, they are provided on a matching basis. In all cases they have made our neighborhood a friendlier, more beautiful place to live!



Flower Island Program

The TAB HOA entered into an agreement with the **Champaign Park District** to participate in their **Flower Island Program** to install and maintain plantings in the three subdivision entrances beginning in late spring of 2024. As shown in this 2018 photo, the City will plant annuals in a “smile” format, at the front of the entrances.

For those unfamiliar with this community program, the **Flower Island Program** is a cooperative beautification effort between local businesses and the Park District. This unique program allows businesses (and subdivisions) to not only have a personal flower bed near their site, but to also assist with the sponsorship of beds on public property (schools, rights-of-way, etc.). Each year, the local business (or HOA) pays a fee to the Park District. Three quarters of this amount covers the cost of their bed(s), and the remainder supports the Flower Islands on public property. Hence, they enhance the beauty of the community twice! Services included for the annual fee are design, bed preparation, planting, watering, maintenance, and fall removal. The TAB contribution for 2024 is \$4,000.



Learn More: champaignparks.com/flower-island-program/

Spring Landscape Waste Pickup ... One More Time!

During the week of May 13 there will be one more free landscape waste pickup by the City. They can come any day of that week, so it's a good idea to have your waste out at the curb before 6 AM, Monday. Usually they've come on Friday, but during the April pickup they caught us unawares and came on Wednesday! Please follow the guidelines from the City: <https://champaignil.gov/public-works/find-a-service/yard-waste/>

SeeClickFix

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

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.

If you're a walker, this is a must-have app!



Goose Patrol

Maybe you've noticed? At times our lake and lawns are over-run with Canada Geese. They damage our turf and leave an unpleasant accumulation of fecal matter. The geese are beautiful, but enough is enough!

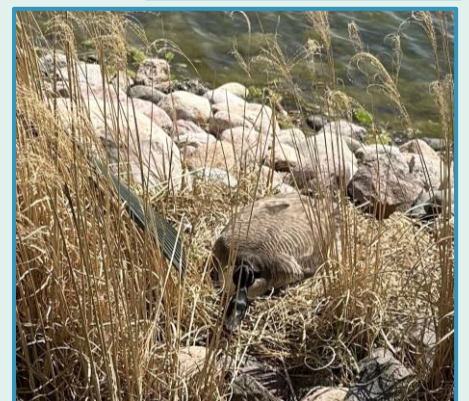
For the third year in a row, four TAB members safely and humanely worked to reduce the number of goslings produced in the Spring by adding (oiling) eggs found in nests around our lakes.

After receiving a permit from the Illinois Department of Natural Resources to addle Canada goose eggs found on the 20+ acres of the Commons land at TAB, they set to work April 9th. As shown here, two people using plastic yard rakes kept the anxious, protective parents at bay, thus protecting a third member as he worked. This member first verified that the eggs were immature by putting them in a bucket of water: if they sink, they are immature. He then dunked the immature eggs in oil so they wouldn't hatch and then replaced the eggs in the nest (to fool the female so she wouldn't lay replacement eggs). A fourth member of the team recorded the location and number of eggs in the nest and took photos. This year four nests were found with a total of 24 eggs. Three nests were around the Big Lake and one nest was found near the South Lake; no nests were found around the North Lake.

Note: it is against the law to harass the geese or injure the eggs.

The Goose Patrol will be on duty again next Spring, working to reduce the goose population on TAB Commons ground. Residents may request the volunteers to treat eggs on their property; they will be asked to sign a waiver that allows Goose Patrol members to work on their land.

If you find a Canada goose nest next March or April anywhere in Trails at Brittany, let the Goose Patrol know by dropping a note to trailsatbrittany@gmail.com.



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.



Trails at Brittany HOA Website

Can't sleep at night? Log in to the TAB HOA website (<http://www.trailsatbrittany.org>) and you'll find plenty of reading material! Such as:

- ❖ Revised (2022) TAB Covenants
- ❖ Revised (2024) HOA By-laws
- ❖ Past issues of the TAB Newsletter (35 issues!)
- ❖ Minutes of the HOA Board Minutes
- ❖ Minutes of the Annual Members Meetings
- ❖ Maps of Trails at Brittany
- ❖ List of Board Members



Note: the website is currently under review and a new website should be debuting very soon!

(No) Yard Sale This Spring

Trails at Brittany residents are welcome to host yard sales whenever they choose. However, the HOA will not be sponsoring yard sales on a specific date this year as we have in the past. During the past several years five or fewer residents held yard sales on the date the TAB HOA advertised, so the Board has decided it's better if homeowners pick weekends that work best for their schedules.

Shredding Events

Busey Bank has announced several secure shredding events this Summer. Bring up to two boxes or four shopping bags of paper documents. Your boxes and bags will be returned to you. Please note: X-rays are not accepted.

Nearby dates include:

- ❖ Saturday, June 22, at 312 East Main Street, Mahomet
- ❖ Saturday, June 29, at 3002 West Windsor Road, Champaign
- ❖ Saturday, July 20, at 909 West Kirby Avenue, Champaign

Check out this website for additional dates and locations:

<https://www.busey.com/about-us/shred-days>



Reminders from the TAB HOA Covenants

- ❖ All yards should have two working, photoelectric-eye-controlled lights -- one in the front yard, and one in the backyard to illuminate the Commons area.
- ❖ No noxious or offensive activity is allowed on any lot or Commons area. (This includes fireworks, go-carts, dogs running loose, and late-night parties.)
- ❖ Boats or watercraft should be stored on the owner’s property or on the rocks – not the grass – around the lake.
- ❖ Trees, flower garden beds, and landscaping should be maintained: remove dead plantings, control weeds, remove suckers from the base of trees, etc. Bushes and trees that surround the property should be kept trimmed from spilling into Commons areas or walkways.
- ❖ The Lakes and Commons areas are for the enjoyment of all residents of Trails at Brittany, whether your lot is on the Lake / Commons areas, or not. All guests must be accompanied by a homeowner.
- ❖ Keep pets on leashes and clean up after them. If using invisible fences, make sure the collars are tight enough and the batteries are working.
- ❖ Remember to get approval from the Architecture Committee for all additions such as fences, pools, ball courts, gazebos, etc., on your property.



Recent Additions to Our Neighborhood

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! Drop us a note: trailsatbrittany@gmail.com.

- ❖ Abou Cham..... 1711 Brighton Court
- ❖ Erica Rudolph & Seth Baker 4202 Curtis Meadow
- ❖ Melika Sharifironizi & Houtan Jebelli 4406 Curtis Meadow
- ❖ Haylee Min & Chris Yang 1812 Kensington Knoll
- ❖ James & Keith Reisinger-Kindle 1617 Mullikin
- ❖ Lucy Han & Floyol Fu 1704 Mullikin
- ❖ Rahil Shahparvari & Mohammad Ali Torabi 1904 Mullikin
- ❖ Nisha Indrajith & Vinod Chandrasekaran 4305 Southford Trace
- ❖ Anisha & Hitanshu Chawla..... 4405 Trostshire
- ❖ Lucia Wu & Wei Wei..... 4411 Trostshire

Landscaping DO'S and DON'TS



DO: 2-3" layer of mulch starting 2-6" inches from the tree and extending out 4 or more feet from the trunk; no landscaping fabric.

Mulch is a wonderful way to care for trees, new and existing. It conserves moisture in soil, promotes a natural rate of evaporation, regulates soil temperature year-round, provides protection from weeds, and it looks nice.



DON'T: Volcano Mulch

Did you know that **over-mulching your trees will make them susceptible to damage**, and even kill them? Many professional landscapers use a method called **volcano mulching but they shouldn't!**

Properly-applied mulch will look somewhat like a **flattened donut**, with plenty of space in the middle for the trunk's base and root ball to breathe. You should be able to see the "flare" at the base of the trunk where the first roots start to branch out. Read more: <https://extension.illinois.edu/blogs/over-garden-fence/2020-06-01-trees-deserve-be-mulched-right-way>

Suckers & Watersprouts – DO Remove!

You may have noticed an odd branch or cluster of branches growing from the base or the roots of your tree. These are **suckers** and, if not pruned, may kill your tree as they sap away energy from the rest of the tree.



Watersprouts are similar but sprout vertically from upper branches or the trunk of the tree. As with suckers, prune them as quickly as you discover them.

Read more: <https://hyg.ipm.illinois.edu/article.php?id=993>



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.

Lake Signs: Fast Signs

Mowing / Landscape Maintenance / Tree

Removal: Darren Ramm - D. Ramm Services, Inc.

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

Tree Removal: Jason O'Rourke - Full Circle Landscaping

Service Spotlight

Starting with this issue of the TAB Newsletter, we will be highlighting services that are doing a particularly good job for our neighbors or neighborhood. Please feel free to drop the editor a note (trailsatbrittany@gmail.com) if there is a service you'd like your neighbors to know about!

Atlantic Services, Inc.

After having "mulch envy" for the Trails at Chestnut Grove plant beds along Kirby, the HOA Board contracted their landscaper, **Atlantic Services**, to mulch our beds along Kirby, Staley, the Entrances, and within the cul-de-sacs. Several TAB homes also engage their services. Call Mark Bigger if you'd like references and a price estimate from Atlantic Services to landscape your yard. 217-356-8665.

Bear Down Mobile Auto Detailing and Car Wash

A Trails of Brittany homeowner says, "Bear Down was amazing. They did a complete detail right in my driveway. They worked around my schedule and had all the equipment necessary to do an outstanding job. I couldn't be happier. They sure beat the competition for customer service and attention to detail".

Done at your convenience right at your home, a special offer is being made to all Trails at Brittany residents: you will receive a 20% discount on your first wash and wax or detail.

Text, call or email Lawrence -- 217-372-0994 or beardownautodetail@gmail.com -- to make an appointment! Be sure to mention that you're a Trails at Brittany resident to get the discount.

BEAR DOWN

MOBILE AUTO DETAIL & CARWASH LLC
beardownautodetail@gmail.com

Full Wash	all cars \$30.00
Suv-Pickups-Vans	\$40.00
<i>hand wash, spray wax, vac, windows, wipe dashboard & tires dress</i>	
Wash & Wax	all cars \$50.00
Suv-Pickups-Vans	\$60.00
<i>hand wash & wax, vac, windows, wipe dashboard & tires dress</i>	
Small Detail	all cars \$75.00
Suv-Pickups-Vans	\$90.00
<i>hand wash, clay bar, wax, vac, wipe down-cup holder, carpets, seats & dashboard cleaned, windows & tires dress</i>	
Full Detail	all cars \$200.00 & up
Suv-Pickups-Vans	\$250.00 & up
<i>hand wash, clay bar, compound, polish/sealant, wax, seats, carpets & dashboard cleaned, windows, tires dress</i>	

We also Wet Sand

Trails at Brittany Homeowners Association Board of Directors, 2024-2025

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 New!!	Member at Large	4406 Curtis Meadow
Katie Newman	Communications Director	1804 Kensington Knoll

Note: Currently we don't have a President or Vice President! Volunteer!!

Trails at Brittany Homeowners Association Committees, 2024-2025

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 ***	
Elaine Hlavach, Chair	4306 Curtis Meadow
John Gilman	1905 Kensington Knoll
Michael Jones	4304 Southford Trace
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 New!	1708 Mullikin
Michael Decklever	1702 Mullikin
Jessica Moore New!	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 more people!	