

September Newsletter

Colony West Homeowners Association

31 Colony West Drive
Champaign, IL 61820

cwhoa31@gmail.com
217-359-3405



09/01/2026

“And all at once, summer collapsed into fall.” - Oscar Wilde

Welcome to fall Colony West! As we begin to see the leaves change with the season, fall activities start amping up throughout the community!

As a reminder, the Colony West Association office is located at 31 Colony West Drive. We are open Monday through Thursday 10:00A to 2:00P. Closed on Holidays.

Need anything? Stop in and have a chat! We typically respond to emails within a business day.

Thank you to our community members who have taken the time to upkeep their homes! Thank you to everyone who cleaned up their patio areas, trimmed up a few hedges, and other minor maintenance!

Now it's our turn!

You will see the team working out tidying up the summer overgrowth.

Please check out the whole newsletter for more information. Thanks!

**In this newsletter
you can expect:**

Clubhouse News

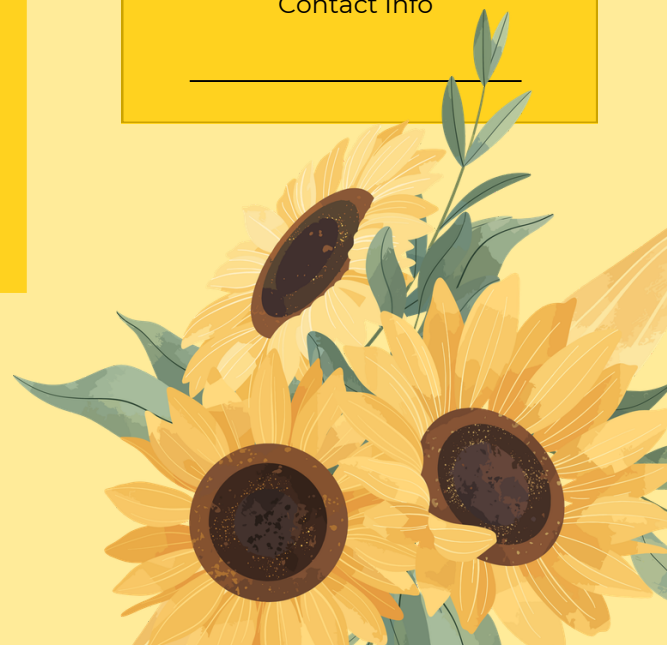
Local Events

Community News

Policy Reminders

Seasonal Tips

Contact Info



Next Colony West HOA & COA Meeting: October 14th @ 5:00PM

Please join us on Wednesday, October 14th, here in the Clubhouse Meeting Room. The Colony West COA meeting will begin first, then the HOA meeting immediately afterwards.

Can't make it in? No problem! Keep an eye out for a Zoom invite.

Meetings are reserved for HOA or COA members only, thank you!

Previous approved meeting minutes are available upon request to members only. The HOA & COA will be required to upload yearly meeting minutes starting in 2028 - we will complete this within 2026. Check out our website in the future!



Local Events: More info on chambanamoms.com

9/01 & 9/02: Bluey's Big Play @
State Farm Center

9/07: Champaign County Labor
Day Parade & Celebration @
Downtown Champaign

9/12: Kids' Sidewalk Chalk
Contest at West Side Arts -
Please Register by 9/12

9/26: Youth Literature Festival @
I Hotel and Conference Center

Holidays & Clubhouse Closures

- 9/07: Labor Day
- 9/011: Patriot Day
- 9/11-9/13: Rosh Hashanah
- 9/20-9/21: Yom Kippur
- 9/22: First Day of Fall

**OFFICE CLOSED:
Monday 9/07/26**

Updates to ICICAA

The Illinois Condominium Property Act will now require the HOA to have a website and approved minutes on-line in 2028. The HOA is in compliance with website requirement and will upload approved meeting minutes starting in 2028.

Plan for 2027 Budget

The 2027 Budget for both HOA & COA will be reviewed in October's Meeting.

Election for District #4 Coming December

Any condominium owners that are interested to volunteer on the Condominium Association Board of Directors - reach out and let us know! We have a few seats that are up for election for 2027.

If you want to get involved more within your community, share your skills with your neighbors, or have any new ideas for the condos, now is your chance!

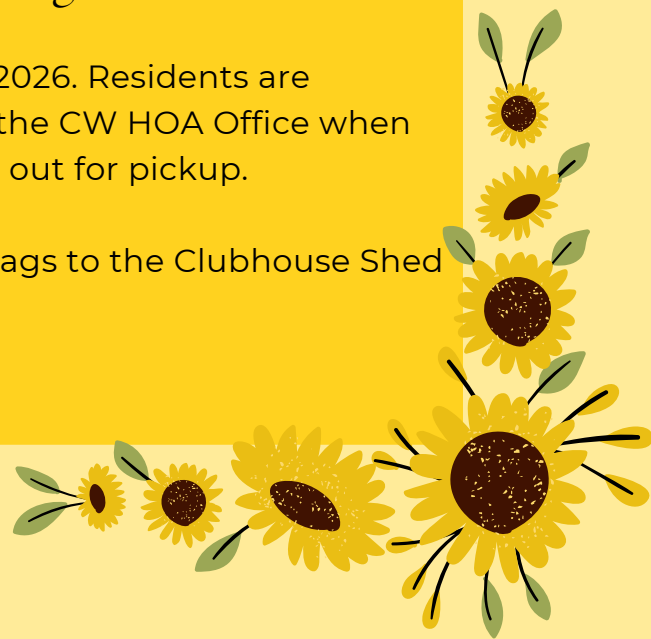
Come into the office or reach out at the next meeting to share your interest. Let us know soon! Elections are during the Annual Meeting which is held in mid-December.

Yard Waste Collection Coming SOON

The next yard waste collection will occur Fall 2026. Residents are encouraged to wait until they are notified by the CW HOA Office when Yard Waste Bags and/or Leaf Bags can be left out for pickup.

Please do not bring Yard Waste and/or Leaf Bags to the Clubhouse Shed at this time.

Thank you!



Orientation for New Renters

Warm welcome to our new residents!

We ask that all new neighbors complete an orientation within 30 days of move in.

We gather necessary contact information, go over the common rules of the neighborhood, and go over any schedules for our routine maintenance!

Can't make it in? No problem! Send us an email and ask us how to complete it online!

Clubhouse Pool Closes Soon!

The Clubhouse Pool is set to close later this September.

Tentative last day to swim: SUNDAY 9/13/26.

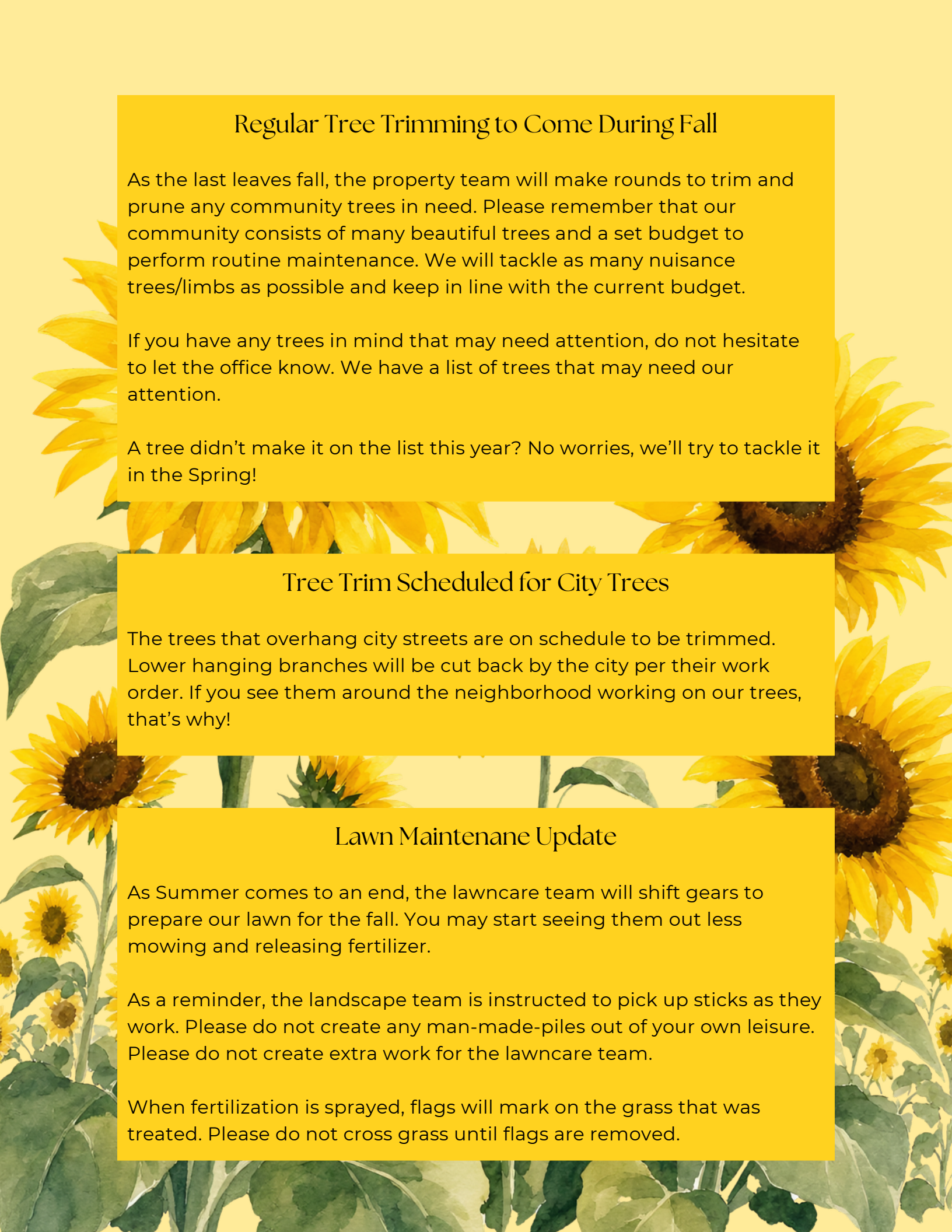
If we can keep the pool open longer, we'll let you know!

Parking Lots and Assigned Parking

- Condominiums (3-story apartment style buildings) all have one reserved parking number,
- Townhomes and Duplexes have at least two reserved parking numbers.
- Individuals and some Duplexes have driveway with a garage.

If you have any questions on where to park your vehicle, please do not hesitate to reach out to the CW HOA Office for more information. Please note that all parking lots are shared with all ownership. The HOA has the right and the authority to assign parking lots. No member 'owns' one specific spot more than another. Please respect your neighbors and attempt to resolve any parking issues amicably with each other.

The Colony West HOA Office will not coordinate any tow's on behalf of residents unless it has been marked as an emergency by the manager. All residents can call for a tow at anytime. Please provide proof of parking reservation number (usually on your leasing agreement or the office can provide a copy).

The background of the entire page is a watercolor-style illustration of several bright yellow sunflowers with dark brown centers, interspersed with green leaves. The sunflowers are of various sizes and are positioned around the edges of the page, creating a natural, autumnal feel.

Regular Tree Trimming to Come During Fall

As the last leaves fall, the property team will make rounds to trim and prune any community trees in need. Please remember that our community consists of many beautiful trees and a set budget to perform routine maintenance. We will tackle as many nuisance trees/limbs as possible and keep in line with the current budget.

If you have any trees in mind that may need attention, do not hesitate to let the office know. We have a list of trees that may need our attention.

A tree didn't make it on the list this year? No worries, we'll try to tackle it in the Spring!

Tree Trim Scheduled for City Trees

The trees that overhang city streets are on schedule to be trimmed. Lower hanging branches will be cut back by the city per their work order. If you see them around the neighborhood working on our trees, that's why!

Lawn Maintenance Update

As Summer comes to an end, the lawncare team will shift gears to prepare our lawn for the fall. You may start seeing them out less mowing and releasing fertilizer.

As a reminder, the landscape team is instructed to pick up sticks as they work. Please do not create any man-made-piles out of your own leisure. Please do not create extra work for the lawncare team.

When fertilization is sprayed, flags will mark on the grass that was treated. Please do not cross grass until flags are removed.

Local Advertisement

YOUR NEIGHBOR YOU CAN TRUST

Reliable Home
Maintenance &
Services



Hello Neighbors! We are Holly and Mike, and we've lived in our condo community for nearly 15 years. We're ready to help you with your personal home repairs and general upkeep.



General Repairs & Handyman Tasks



Fixture Installation & Replacement



Furniture Assembly & Heavy Lifting



Minor Plumbing & Grout Repair

Why hire a stranger when you can hire your neighbor?



**SCAN TO TEXT US FOR MORE INFO
INFO | (217) 635-2502**

*Message and data rates may apply.
We will respond during business hours.



website: andersonway.com | social tag: @andersonwayhome | Phone: 217-635-2502 | Insured & Local

Seasonal Tips from the Old Farmer's Almanac

Gardening Tips

Just because we are heading into fall doesn't mean it isn't time to plant! Lucky for us, the first day of fall isn't officially until September 22nd. That means we still have time to plant your cool-season vegetables!

Veggies like arugula, kale, broccoli, and other leafy vegetables can be planted in the cooler season.

Our first day of frost normally lands around the third week of October - take a look at your seed packets to see if you have time to plant before then!

Also - fall is a great time to introduce roots to the soil. The soil is still so warm from the summer sun that transplanting plants with roots benefit in the fall! So if you're ready to start chopping up and splitting some hostas, now would be a good time!

Festivities and Fall Favorites

In the fall, there is an autumn festival during the full moon closest to the fall equinox. Traditionally, Chinese festivals use brightly colored lanterns, dance, and play games during this time. This tradition called the Moon Festival in China! It has been known to be the second largest festival after the Chinese new year. The full moon this year - Harvest Moon - will reach it's peak on Saturday, September 26th !

Other things to celebrate this time of year are the September Virgos and the September Libras! Happy birthday to you! We hope you celebrate by enjoying your birth flower - aster or morning glory!



Contact Information

Colony West HOA On-site Staff:

Property Manager: Jake

Office Staff: Brittany

Email: cwhoa31@gmail.com

Phone: 217-359-3405

Board of Directors:

HOA Pres. and COA V.P.: Dan F
arthurfisk@gmail.com

COA Pres. and HOA V.P.: David L. D3

HOA & COA Secretary: Kathy S. D4

HOA Board Member: Joe M. D1

HOA Board Member: Judy F. D2

D2 HOA Board Member: Greg C. D4

HOA Emergency Maintenance Number:

866-582-5337

Reminder: this is for HOA Common Area Emergencies ONLY.

Think outside of your immediate Unit. Tenants and Renters should always reach out to the Owner of their Unit first prior to calling this number. Please list your name, number, and unit address.

Champaign Emergency Services:

Emergency: 9-1-1

Non-Emergency: 217-333-8911

Water Problems:

Illinois American Water: 800-422-2782
(TDIs)

CONDOS ONLY: Emergency Maintenance Line

Power Outages:

Ameren: 800-755-5000

Thank you for reading!

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