



River Oaks Newsletter

VOLUME 1, NUMBER 7

NOVEMBER 1989

ATTENTION HOMEOWNERS: MINUTES OF THE LAST MEETING OF THE RIVER OAKS BOARD OF DIRECTORS ARE INCLUDED AT THE END OF THIS NEWSLETTER!

LEAF IT TO YOUR NEIGHBORS!

from Tom Sinnott



Next year a new law will go into effect which forbids the disposal of leaves and lawn clippings in DuPage county public landfills. While various companies and communities have suggested possible solutions and work-arounds to this situation, none have currently been adopted.

Perhaps we should consider designating some part of the common area as a neighborhood compost pile. A portion of our homeowner dues could be used to finance the purchase of ancillary items needed to construct and operate the pile (fencing, dirt, compost starter, etc.). The compost could then be utilized for community projects, with the remainder being made available to the residents for their individual undertakings. Suggested slogan: "Leaf it to your neighbors".

SLOW DOWN! The River Oaks Homeowners Association would like to remind all residents that the speed limit inside the development is 20 mph. Please obey this limit, for the safety of everyone living here.

IT'S BAAACK!

Amidst thoughts of Halloween horrors, don't forget the chilling reality that it is only three months until the Third Annual River Oaks Homeowners Association meeting. February 2, 1990, at 8 PM, is the date & time, with place to be announced. The homeowners present will elect people to fill the vacancies on the Board of Directors. Please plan to attend and consider what role, if any, you would like to play in the Homeowners Association.

KIDS' KORNER

Here are two original poems from Russell and Raffy Recometa to chill your bones this Fall:

*Pumpkins are orange,
Devils are red,
Better say your prayers,
before you go to bed,
for if you don't,
don't be surprised
if you end up dead!*

*Roses are red,
violets are blue,
watch out for ghosts
before they get you!*

Lauren Lally gives us two riddles:

1. What is green and works for the German military?
2. Why did King Kong climb the Empire State Building?

ANSWERS TO RIDDLES:
1. Snatzles
2. Because he couldn't fit in the elevator

If you have any poems, riddles, etc., that you would like us to print, please give them to Mrs. Christiansen or Mrs. Gervase.



BIRTHDAY KIDS!

Happy Birthday to River Oaks' November Kids:

Sarah Vainisi
Brian Oster
Michelle Molina
Michael Highland
Jordan Bradley

HALLOWEEN PARTY A BIG SUCCESS! by Toni Oster

Last Sunday October 29, 1987, approximately 100 River Oaks parents and children attended the second annual Halloween party at the Warrenville Community Center. There were many terrific costumes of different sizes, shapes and colors in scary types, funny types, cute and beautiful too... There were five different games that the children could play and win prizes at, and a clown giving out candy.



Costume contest was won by all as every child dressed in their own special way. However our judges did honor several outstanding children's costumes and they were:

Ages 0-2 yrs: Sagen Bradley
Caitlin Lisa
3-5 yrs: Lauren Wierema
Whitney English
6-9 yrs: Tyler Bradley
Tiffany Durso
Stephanie Sinnott
10 yrs: Michelle Durso
Tennille English

A big thank you to our dad judges for all their hard work in making these tough decisions of the winners, so thank you to: Tom Saxton, Joe English, Karl Berland, and one mom, Marnee Sinnott.

A special thanks to the people who helped set up, clean up and were in charge of games: Jody Bradley, Toni Oster, Susan Ray, Frank and Ana Vainisi, Janice West, Bob and Elaine Modene, Linda Saxton, and Veronica Williams. One last big thank you to Franks International Food Store for donating all the donut holes and apple cider which was enjoyed by all.

A very big and special thanks to Gloria Langston for a terrific job with the Halloween party. We had a great time.. Thanks Gloria....

NEWS FROM COMMITTEES

Beautification Committee

The Beautification Committee has spent a lot of time trying to put together some concrete plans for our subdivision. Listed below are the results (or non-results) of our efforts.

First, in August we sent out a survey about ways to improve our upper common area. In all, we had 37 responses. Topping the list of preferred items was the playground equipment. Second were jogging and/or walking paths, and tying for third were benches and picnic tables. Now, not everyone returned their survey, and not everyone agreed that something should be placed out in our common area. Although grass was not listed on our form, many people wanted to see that area green with grass and liked the trees that we have already planted. A lot of people were concerned about insurance liability. I contacted our insurance agent - who, by the way, is George Richter of the DuPage Insurance Agency here in Warrenville - and he stated that the company said \$1,000,000, which is what we are carrying, was enough for playground equipment, but if we wanted to go higher, we would have to fence the area in. Some people were concerned with vandalism regarding the playground equipment, or lack of use, meaning spending money for something that no one will use (i.e., barbecue pits or canoes). We had several people who were in favor of a pool in the common area. So as you can see we have a lot of ideas of what to do with that area. Our committee is taking all of these in consideration as we plan our five-year project.

On the issue of the common area - we are looking into a master plan, possibly drawn by a landscape architect. We are also contacting College of DuPage's Horticulture School for the possibility that they would take this on as a project and we could benefit with lots of free advice and possibly a plan. Another source of information will be the Arboretum, especially if we want to put more trees or bushes in. They will be able to let us know what will grow well in that poor soil and little water.

Now on to the question of growing grass in the common area. This is a big problem and very expensive. There are about four ways to go about this:

1. *Sod* - We all know this is not the way we could go. It's just too much money.
2. *Slit Seeding* - Now this is a possibility. There are two ways to slit seed - one is to actually implant little roots of grass into the soil - the other is to implant the seeds themselves. In both cases, heavy equipment would have to be brought in. First all weeds would have to be sprayed and killed, then a three-week waiting period - then the actual planting. This would be a Spring or Fall project. You can get any mixture of hardy grass seed you want. The root planting is more expensive than the seed planting.
3. *Hydroseeding* - Probably our best bet. Here again there are two ways - first heavy equipment to kill weeds, then a type of discing that would rough up the ground and then the seed (mixed with paper pulp) is sprayed onto the ground. Second, one company recommended we bring in 20

loads of topsoil, then spray. Another said we could spray over the roughed up ground. Our chances of growing grass were better with the topsoil brought in, of course. The reason the ground must be roughed up is because that area is so compacted that the seed could not take hold and grow.

4. *Grass Seed* - Now this could work but it would be a long process. One company again recommended we kill off all the weeds and then plant grass. Another said possibly weeding and feeding would control the weeds - nourishing the grass seed and giving it chance to grow strong and eventually the seed would overtake the weeds and it would be nice. This is lots of work - it would be like taking care of a lawn.

A big factor in all of this is water. Public Works was contacted and there is a way to water the common area. We can tap into our fire hydrants. One hydrant would have a meter on it and we would get a bill just like any other customer. This meter would have a key so it could not be used for private purposes. Now, we would have to provide hoses and sprinklers for the watering and these would have to be industrial size, not a garden hose.

Now the money. Jody Bradley and I contacted seven or eight firms for bids on this work. Our return response was poor. We received one very detailed bid from C.B. Conlin for \$9460. This was for hydroseeding just 1-1/2 acres of our upper common area. This is without adding dirt - but with roughing up the ground. This is the only bid on hydroseeding we received. Another firm, A-1, would weed and feed for \$350 per application (four recommended) but not plant the grass - we'd have to

go elsewhere. Our last bid from A-1 recommended once-a-year weed and feed for \$575 but would not plant the grass either. So, as you can see, we don't have anything to compare. We are not giving up!! We had called in August and everyone was busy so I'm not surprised our replies were so poor. We have more names of companies and we will be contacting them through the winter, hopefully with better results.

When we are at our Annual Meeting in February this will be a good time for all homeowners to discuss the pros and cons for the common area, and maybe someone has a few leads they can give this committee.

Now on to our entryway. Dorothy Nesbit received three replies on designs for the front of the subdivision. We all liked a little of each design. By February we will have a plan to show all the homeowners hopefully everyone will like and we can start the project in the Spring.

The dirt was purchased and spread down the sides of the new easement sidewalk to prevent it from cracking. We hope to plant flower seeds in Spring - something hardy like marigolds - again, watering is a problem.

I hope this brings everyone up to date on what's going on with the Beautification Committee. If anyone is interested in joining us - our meetings are the second Tuesday of the month and we take turns at each other's houses. The more help and ideas we have the better our plans will be!!

... submitted by Linda Saxton, Chairman (393-2206)

Newsletter Committee

The committee met on November 6, 1989 to discuss the November newsletter. Present were Leona Gervase, Toni Oster, Judy Molina, Becky Christiansen, and John Christiansen. The contents of the newsletter were agreed upon. By the way, we would like to thank Bob Oster for all of his help in preparing the copies of the newsletter for us each month.

The committee meets shortly after the due date on the Newsletter Input Sheet each month, to go over the items submitted by homeowners and assign stories to committee members, and then informally a week or so later to finalize the newsletter. The next meeting is planned for Monday, November 27, at the Christiansen's, at 7:30 PM, at which time we will be planning the December issue. The committee would welcome new members!

... Submitted by John Christiansen, Chairman (393-4946)

THURSDAY NIGHT LIVE! The next meeting of the River Oaks Board of Directors will be Thursday, November 16, 1989 at 7:30 PM at Bob Modene's, 25631 River Oaks Dr.



Announcements

Winter is coming and snow will soon be falling. Call on Jamie and Jacquie for snow removal. Gas powered snow blower. Experienced, references available, dependable, reasonable, reliable and responsible. *Jamie and Jacquie Salyer, 393-7645.*

Need a babysitter?? Jacquie Salyer - experienced, references available. Infants and toddlers experience also. 393-7645.

EAGLE ERRAND SERVICE

* Offering service to O'Hare and Midway airports

* Dry cleaning pick-up and delivery service.

* "Eagle Express" - A shuttle service to Fox Valley Mall. Eff. 11/24 thru 12/30/89.

Call 393-6200.



Susan Ray will teach a decorative Christmas wreath workshop for the benefit of the Warrenville Community Center on the evening of the 6th of December. Please call the Community Center for details or watch your local papers. Fee \$40. Each participant will leave with a beautiful holiday wreath valued at more than \$110.

Cub Scout Den 8 in River Oaks will be taking orders for evergreen Christmas wreaths and ropes in November. Please help us out in our one money-making activity of the year. *From Susan Ray and Becky Christiansen.*



Thank you, River Oaks, for the wonderful support you gave the Cub Scouts in their food drive! We collected 40 bags of canned goods for distribution to the needy.

From the boys in Den 8.

A special thanks to Linda Saxton and Susan Ray for designing the festive Fall decorations at the entrance sign to River Oaks. And thanks to Linda Saxton for donating the corn stalks.

Here is a traditional eighteenth-century bread recipe popular in colonial Williamsburg. The Christiansens have it at Thanksgiving:

Sally Lunn ... from Becky Christiansen

**1 package yeast
1 cup lukewarm milk
1/2 cup margarine
1/2 cup sugar
3 eggs, well-beaten
1 tsp. salt
4 cups flour**

Soften yeast in the lukewarm milk. Cream margarine and sugar, add eggs, mixing well. Add salt to flour, and sift this into the butter mixture alternately with milk and yeast. Beat well with a wooden spoon and scrape into a well-buttered bowl. Let rise in a warm place till doubled in bulk (about 1 to 2 hours). Beat again, and pour into a well-buttered ring mold or angel food cake pan, and let rise till doubled in bulk (40 to 60 minutes). Bake in a moderate oven (350 degrees) for 45 minutes.

RIVER OAKS BOARD OF DIRECTORS

10/19/89 MEETING MINUTES

In Attendance: John Christiansen, Lois Hitchcock, Mike Holmes, Gloria Langston, Bob Modene, Pete Molina, Linda Saxton, Veronica Williams

Absent: Joe English

Guests: Carl Berland, Jody Bradley, Fred and Leona Gervase, Steve Lisa, Susan Ray,

Next Meeting: Thursday, November 16, 1989 at 7:30pm at Bob Modene's

Meeting Called to Order: 7:38pm by Bob Modene

OPEN FORUM

Bob reviewed the new meeting forum with everyone present. In another attempt to improve communication between the homeowners and the board of directors an Open Forum has been added to the beginning of each board of directors meeting. The time from 7:30pm to 8:30pm has been set aside for all homeowners to present any item to the board. The board will conduct their business meeting from 8:30pm to 10pm. The business meeting remains open to all homeowners.

Linda will be contacting other homeowner's associations to see how they handle homeowner discussion periods. Some suggestions presented during this first Open Forum where:

- inviting the Chief of Police to a homeowner's meeting
- a review of the bylaws
- holding board meetings outside of the neighborhood
- beginning a neighborhood compost in light of the changes in garbage pickup
- starting a neighborhood helping hands program

Minutes: The minutes were amended to include an additional page which was not previously distributed. Some additional wording changes were approved after Linda made the motion and Veronica seconded it. The revised minutes will be redistributed.

Treasurer's Report: Attached
At the next meeting Joe will be asked about the annual audit required by the bylaws.

Entertainment Committee:

The Annual Halloween party will be held on Sunday 10/29 in the Community Center. Bob will check on our use of that building as there was some discussion that it had been given to someone else. Gloria assigned tasks to the board and homeowners that will be present that day. The food discussed was apple juice and donut holes. Costume prizes will be pumpkins.

Newsletter Committee:

The newsletter will now contain a complete set of minutes from each board of directors meeting. John will also remind the homeowners of watching their speed in the neighborhood and the annual meeting.

Beautification Committee:

Black dirt is needed to be placed alongside the sidewalk. This should be done prior to freezing. Linda will contact some local contractors to get the best price on the top soil. Homeowners assistance will be needed in placing the dirt along the sidewalk. The committee is working on putting together a design plan for the front entry to be presented at the annual meeting. Thirty-four of the common area surveys were returned. The top four requests were for: playground equipment, jogging paths, picnic tables and benches. A suggestion of using the College of DuPage Horticultural School or the Arboretum as resources was made. The idea of having a speaker on the different types of seeding at the annual meeting was suggested. Bob will get the name of the company that recently seeded Emerald Green. A landscape architect has not been contacted at this time due to the expense that would incur. It was suggested we contact our lawyer to see if anything can be done about having Anden re-seed again, at this time.

Groundskeeper:

Pete has notified Moonlighting that there would be no more cuttings this year. Neither Lot 8 or 9 called to say that the lawn was not mowed between their lots the last time. The next board will need to put out another bid in the spring to see if someone less expensive can be found.

Nominating Committee:

The board approved Veronica selecting the other homeowners needed to make up the Nominating Committee as there were no volunteers. A form will be placed in the newsletter to allow all homeowners to nominate themselves or someone else to the board of directors. Elections will be held for 3 board positions, each for a term of three years, at the Annual Meeting on February 2, 1990 at 8pm.

Annual Meeting Preparation:

The board discussed what has to be done to prepare for the Annual Meeting. Items discussed included:

Finance: Each committee chairman needs to develop a proposed budget for their committee to be given to Joe for the preparation of the proposed 1990-91 budget.

Location and Refreshments: Gloria will be handling this.

Mailing: What needs to be included in the mailing to each homeowner announcing the meeting and agenda.

Meeting Packets: What needs to be included in the packet given to each homeowner attending the meeting.

Miscellaneous: Other items needed include - committee sign-up sheets, newsletter reminders and a bylaws review.

Other:

No meeting has been set up at this time between the Homeowner's Association and the Carlson's and Walsh's to discuss the ownership of the retaining wall. Our attorney has contacted their attorney. He requested from the board a copy of the bylaws, declarations and the plat of subdivision. All of those items have been sent. He also requested a copy of the plans for the retaining wall from the City of Warrenton. Bob will send a letter to the city requesting those documents.

Meeting adjourned at 10:00p.m.

RIVER OAKS HOMEOWNERS ASSOCIATION
FINANCIAL REPORT AS OF
OCTOBER 20, 1989

Balance as of September 17, 1989	4,414.41
Moneys Collected	1,453.00
Interest Income (September)	16.89
Expenditures	382.67
Total Cash on Hand	5,501.63
Accounts Receivable	1,134.00
29 @ \$36.00	
1 @ \$72.00	
1 @ \$18.00	
Total Net Worth	6,635.63

EXPENDITURES

Bank Service Charge (September)	.56
Drop Cloth	12.96
Insurance	110.00
Grass Cutting (9-23)	150.00
Fourth Quarter Mailing	9.15
Halloween Party	100.00

Joseph B. King
10/20/89