



# River Oaks Newsletter

VOLUME 2, NUMBER 7

OCTOBER 1990

## ANDEN UPDATE II

Since the events described in last month's "ANDEN UPDATE" story, there has been a lot of action on the River Oaks Board of Director's initiative to require Anden/ESR Corporation to meet its obligations to our subdivision. Anden had promised the City of Warrenville to provide an appropriate level of public improvements and amenities for River Oaks when seeking permission to build here. The Board contends that Anden has not met its commitments in several areas.

To briefly summarize the state of affairs through mid-September, the River Oaks Board had met with the City and had sent the City a letter on September 6 summarizing deficiencies remaining in the subdivision. These included public improvements in 17 categories, plus a substantial amount of landscaping which Anden was called upon to provide under City Ordinance 828. The City then forwarded this letter to Anden for a response.

The River Oaks Board, Anden, and the City of Warrenville have been hard at work to resolve the remaining problems regarding River Oaks utilities and amenities, as the following rundown of the events of the past month shows:

*Anden's September 14 Letter.* Anden wrote a fairly detailed response to the City, addressing most of the points in our September 6 letter. This response, while containing several concessions, was not acceptable to the Board on a

number of counts. Anden also chose not to respond on the issue of City Ordinance 828, claiming that they could find no reference to the ordinance in their files.

*September 25 Meeting with Warrenville Public Works Department.* In addition to Public Works staff, Mayor Lund and alderman Dave Carroll were present; Linda Saxton and Bob Modene represented River Oaks. The City brought up Anden's September 14 letter and Ordinance 828 (both were on the agenda for the meeting). The City asked us to respond to Anden's letter point by point, which led to the September 26 Board meeting and September 27 letter (see below). The Mayor stated that the City should support River Oaks, because what is our problem now will eventually be the City's problem. We requested a meeting with the City, Anden, and River Oaks.

*September 26 Executive Session of River Oaks Board.* This meeting was called to discuss and draft a suitable response to Anden's September 14 letter, and to prepare for an October 1 meeting at the Public Works Department. Our response was hand-delivered to the City on September 26. The most notable problems which the Board felt were not adequately addressed by Anden related to storm sewer line damage, sump line discharge, retaining wall issues, and sidewalk deterioration. The letter also requested that Anden provide detailed specifications and guidance on the remedial actions they proposed in their September 14 letter. Anden received a copy by fax on September 27.

September 28 River Oaks Walkthrough. A walkthrough of the subdivision was conducted, as had been requested by Dave Carroll at the September 25 Public Works meeting. Carroll and Alderman Debbie Kruse were accompanied by Linda Saxton, Amy Salyer, and Bob Modene from River Oaks. The walkthrough enabled the aldermen to see for themselves the various problems identified in our letters.

October 1 Meetings With City and Anden. Bob Modene, Linda Saxton, Amy Salyer, and John Christiansen from the Board, along with our attorney, Joe Ricely, met with City Public Works Director Dennis Posluszny, Alderman Dave Carroll, and Anden's engineering consultant, Russell Henson, at the Public Works Department. Henson stated that Anden has instructed him to wrap up any remaining problems in River Oaks to the satisfaction of the residents and the City as quickly as possible. The City was very supportive of River Oaks at this meeting.

Immediately following the meeting at Public Works, Henson and the River Oaks contingent walked the subdivision again to further discuss all remaining problems. In addition to covering all points identified in our letters, all streets, public sidewalks, and driveways were reinspected in detail. At the conclusion of the walkthrough, Henson indicated that Anden would respond in writing to our latest letter by October 5.

Anden's Revised Response, October 2. The present state of negotiations with Anden can best be summarized by listing Anden's latest responses from their October 2 letter to our original list of 19 problems:

1: The retaining wall behind Lots 8 and 9 is deteriorating. Anden supplied a copy of a field inspection report performed earlier by a professional engineer (Russell Henson). Anden contends that the wall is fundamentally sound, and has offered to perform one-time remedial actions to fill in gaps left by erosion and backfill settlement and reseed the terraces. This response is not fully acceptable to the

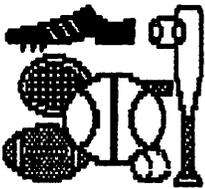
Board, and may not be acceptable to the City, either.

- 2: Poor concrete was used in the sidewalks - most notably, Lots 4, 28-36, 42-52 and 57-60. Anden has agreed to replace single sidewalk panels at Lots 13, 22, 31, and 48, and to crack seal panels at Lots 15 and 18.
- 3: Driveways have sunk lower than the curbing: e.g., Lots 4, 23, 26, 28, 29, and 30, to name a few. Anden has offered to replace lower driveways at Lots 7, 30, 36, 53, and 59, and will repair minor driveway problems at Lots 4, 20, and 26.
- 4: At the corner of Ridge and River Oaks, the concrete wheelchair ramp has split in two. Anden has offered to replace the broken sidewalk at the wheelchair ramp; this is covered in their response to Problem 2 above.
- 5: The upper common area has a broken drain pipe in several places, somewhere between the manhole cover on Lot 17 and the beehive cover in the common area. Anden will excavate the pipe from the manhole cover to the beehive cover, will repair any leaks, regrade, and reseed.
- 6: Both beehive covers in the upper common area retention areas need to be bolted down. All parties agree that this is the City's responsibility.
- 7: On Lot 17, the manhole cover lifts off and water rushes upward during a heavy rain. Anden has offered to replace the solid manhole cover with a beehive cover which will allow the water to escape. The City endorses this approach.
- 8: Lots 22 and 23 have back yards that are sinking. Anden has offered to regrade and resod these back yards.

- 9: Improper grading between Lots 31 and 32 causes water to stagnate for days after a rain.  
*Anden will regrade and sod this area to eliminate standing water.*
- 10: City Ordinance 828: Anden Corp. shall compensate for landscaping removed as a result of increasing the size of detention ponds by providing new landscaping similar to existing conditions. (Note: before development, the area now designated as the Upper Common Area had a small pond and quite a lot of trees and other vegetation, all of which was removed by Anden.)  
*Anden is reviewing this issue and has not yet responded.*
- 11: City Ordinance 828: Landscaping along the west border shall be maintained or supplemented to provide at least a 90% density, along the north border to provide a privacy screen, and along the south border to provide moderate to high density screening, and the final landscape plan shall include final grading elevations, including both existing and proposed elevations. (Note: Anden never submitted a landscape plan to the City for the River Oaks subdivision.)  
*Anden is reviewing this issue and has not yet responded.*
- 12: Sanitary sewer located between Lots 56 and 57 is collapsing.  
*Anden will remove the frame and insert a spacer to bring the manhole cover back up to grade.*
- 13: Most Model A homes (Ashfords) that have a retaining wall on their property line are lacking a railing. *All parties now agree that such railings are not required; the relevant ordinance requires railings only for walls over four feet in height.*
- 14: The drain culvert in the lower common area (behind Lot 40, NE corner) has no protective grating. *All parties agree that this is the City's responsibility.*
- 15: The culvert pipe in the bank at the river's edge is continuing to break away.  
*Anden has offered to install an "S" shaped pipe, roughly 10 feet long, to extend the discharge down closer to the level of the river. The pipe will be suitably restrained and supported.*
- 16: We have numerous sump pump problems involving the discharge of water from houses where the area is not properly graded; consequently water is collecting, creating a health and safety hazard.  
*The Board would like to see certain problematical sump lines (Lots 19, 52, and 54, as a minimum) to be tied directly to the storm sewers. Anden has offered to perform minor regrading near Lot 19's sump discharge, but has declined to modify the sump lines or drainage at any other lot.*
- 17: The stairs that Anden constructed on the retaining wall are unstable.  
*Anden has agreed to reinforce the stairway with treated 4x4 lumber posts, and will renaill the 2x2 pickets.*
- 18: All retaining walls built in this subdivision, whether on common or private property, need to be reinspected.  
*Anden proposes to stabilize the retaining walls at Lots 12, 14, and 17 by as yet unspecified means. Anden does not see any structural problems with the railroad tie wall along the south boundary of River Oaks.*
- 19: Measures need to be taken to prevent erosion from the water discharge from the large culvert in the lower common area.  
*Anden has offered to install 36 square feet of rip-rap at the culvert discharge to reduce erosion. The Board would like to see more extensive remedial measures.*

All homeowners are asked to check the list of repairs requested of Anden. If anyone has any additions or questions regarding this list please let a board member know as soon as possible. This list needs to be complete before the next Board meeting on October 18.

**WARRENVILLE PARK DISTRICT?**



The Newsletter has heard from several homeowners about their concerns that Warrenville might lose out on some of the quarry land designated as Park District land, unless the

City establishes a city-wide park district quickly. This is a wonderful chance for Warrenville to join the rest of DuPage County towns and have a real park district! A referendum on this issue will be on the November election ballot, and these concerned River Oaks homeowners would like to encourage you to vote pro-Park District.

**ATTENTION !!! ATTENTION !!!**

**Halloween, Part 1990  
is coming to River Oaks soon!**

THE NEWSLETTER COMMITTEE WILL BE SPONSORING  
THE FIRST ANNUAL HALLOWEEN  
DECORATING CONTEST,  
OCTOBER 31ST.

GET SPOOKY! GET GHOUISH!!  
GET EEEEEEEEEERIE!!!

**Prizes will be awarded !**

... Submitted by Judy Molina

**RIVER OAKS ANNUAL  
HALLOWEEN PARTY**



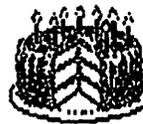
Mark your calendars for our big Halloween bash - the River Oaks Halloween Party - Sunday, October 28, 1990 at the Warrenville Community Club from 1 to 4 P.M.

Again this year we will have a costume contest. The judging will be by special honored guests from Warrenville (to be announced at a later date). Besides the contest we will have many new and exciting games and prizes for all ages. We will be adding "Dance to the Music" this year; this includes our teenager's sounds. There will be some refreshments of donuts and cider or juice for all.

We are asking for all parents to donate one LARGE BAG OF WRAPPED CANDY for the grab bags given out at the Halloween party. Please drop off your bag of candy at one of the following houses:

- Toni Oster, 29W620 Ridge
- Jan Berland, 29621 River Oaks
- Lois Hitchcock, 25549 River Oaks
- Ana Vainisi, 29W640 Ridge

Thank you for your help, and see you all at our Halloween party.



**BIRTHDAY KIDS!**

HAPPY BIRTHDAY, OCTOBER KIDS!

- Stephanie Carlson
- Steven Brocker
- Tiffany Durso
- Melissa West
- Michael Ryan Soelke
- Tyler Bradley
- Rebecca Noffsinger

# Letters to the Editor

Isn't it ironic that River Oaks be compared to an iceberg with a frigid atmosphere? Just the other day, a "daily delivery person" informed me that River Oaks had the unfriendliest neighborhood in the whole city of Warrentville. Feel proud? It's a shame that the few people who seem to feel superior to the majority have given us this reputation. Let's get things in perspective!

J. White, Lot #5

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## FRIGHT NIGHT 1990

If you like scary things, creepy things, screams in the night, the soft brush of "Bat Wings" against your cheek, you will enjoy the Haunted House at Amlings in Melrose Park, IL. Amlings is located at 8900 W. North Ave., near the Cub Foods. They are open Weekdays 5 p.m. to 10 p.m., Saturday 11 a.m. to 10 p.m., Sunday noon to 9 p.m. The fee is \$3.00 per person, groups of 10 or more \$2.50 per person. The Haunted House is open October 12th.



For more thrills and chills try one of the Jaycee Haunted Houses located in Wheaton or Naperville. Signs will soon be up in these areas with locations and dates.

For a less ghoulish Halloween experience go to the Halloween Ghost Walk at Blackberry Farm and Village, located at Barnes and Galena Boulevard in Aurora. Clever seasonal decorations put the entire farm in a festive spirit. ENJOY!

... Submitted by Judy Molina, Newsletter Committee

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## VACATION IDEAS

Notes on a Florida Vacation by Toni Oster: Toni, Michael, and Brian Oster were very adventurous this summer and drove down to Orlando to visit that wonderful land called Disney World. What a Trip! It was hot, muggy, crowded, long lines of people entangled in mazes, but we had a terrific time and we would do it again.



The Magic Kingdom is wonderful for small children. There are rides for all - even adults: the Haunted Mansion, and Pirates of the Caribbean. We enjoyed Epcot Center most, with MGM Studios in second place. Epcot is for the hearty souls who love to walk. The exhibits and rides are entertaining and educational. We thoroughly enjoyed the "Wonders of Life" Exhibit especially the "Cranium Command" attraction. "Wonders of Life" takes a few hours to see and try everything there is, so plan your time well. Of all the countries in Epcot we enjoyed Norway the best because of the "Maelstrom" attraction. This is where you encounter a three-headed troll, sail back in time, and then through an exciting North Sea storm.

MGM Studios was terrific! Don't miss the "Great Movie Ride" at the Chinese Theatre, or the "Indiana Jones" stunt spectacular. We also enjoyed the backstage tour of sound and stage productions of many of Disney movies. We do recommend at least a three-day stay to see just the high points of Disney World. Be sure to bring very comfortable, well broken-in walking shoes. This was a great vacation but it was great to get home.



# Announcements

**MUSIC RECITAL** Students of Leona Jones-Gervase will perform their fall recital on November 10th at 2:00 p.m. Residents of River Oaks are invited to attend. For location information, call Leona at 393-4045.



**Youngstars Starts Halloween Celebrations with "Dracula, Baby":** The Youngstars Teen Theatre will open their 90-91 season with the frightfully funny musical *DRACULA, BABY* - ghoulish fun for the entire family. The cast consists of twenty talented teens, ranging in age from 10 to 18. They represent a wide area of local schools including Wheaton-Warrenville Middle School, St. Francis High School, Wheaton Central High School and two from Gregory Jr. High in Naperville.

Production dates and times are Friday October 26th and Saturday October 27th at 7:30 P.M. and Sunday October 28th at 2 P.M. Johnson School (25700 Continental Drive) located in Warrenville will be hosting this Youngstars production.

For more information or to call for advance ticket sales, phone 393-4043. Seating will be limited, so order your tickets now!!!! Prices are \$4 for adults and \$2 for children 12 and under.

The Cub Scouts in River Oaks from Johnson School will be taking orders for Christmas Wreaths again this year, beginning the first week in November. Please remember us before you buy your wreaths somewhere else! And "thank you for your support!" *Becky Christiansen and Frank Vainisi, den leaders.*

**SUPPORT YOUR LOCAL ARTS!** On November 10th, the Chester String Quartet and Prism Saxophone Quartet will be performing. Tickets are \$9.00 and can be purchased by calling 708-840-ARTS between 10 A.M. and noon, and 1 P.M. and 4 P.M.

**ATTENTION: DANCE LOVERS** Returning to the Fermilab Arts Series by popular demand is the Choreographers' Showcase on Saturday, October 13 at 8:00 P.M. For a sampling of graceful ballet, exotic jazz, sleek modern, and electric ethnic dance, come join members of Akasha Dance Company, Ballet Chicago, Joseph Holmes Chicago Dance Theatre, and the Lynda Martha Dance Company. Tickets are \$9.00 and can be obtained by calling 708-840-ARTS.

## COMMITTEE NEWS

**BEAUTIFICATION COMMITTEE REPORT:**

Meeting September 13, 1990  
 Attendees: Karl Berland, Tom Sinnott, John Christiansen (guest)  
 Absent: Jody Bradley, Cheryl Mahowald, Tom Saxton.

The following items were discussed:

1. At the Board Meeting of September 20, 1990 the committee will present quotes for plant material and labor for landscaping the common area between lots 51 and 52. The landscaping will consist of plants for hedges running from the sidewalk back to the fences on both lots. The purpose of this planting is to prevent "cutting the corner" and walking or riding bicycles on either of our neighbors' lots. Plant material will be medium height and low maintenance. Thanks to Tom Sinnott for doing the legwork on this project.

2. As previously discussed at board meetings, the Beautification Committee will try to coordinate a group purchase of parkway trees for River Oaks. This is a voluntary program at owner expense. Our intentions are to determine what discount structure we might receive from a local nursery on a group purchase and then solicit orders from all our neighbors. The two main points of this program are that participation is strictly voluntary and the Homeowners Association will spend no funds. Thanks again to Tom Sinnott for his efforts on this project. (See what happens when you get some time on your hands?)

3. A Fall Trim-up and Plant-down is scheduled for Saturday, October 13 from 9:00 a.m. to 11:00 a.m. We will be trimming up the bushes planted in the entrance and planting daffodils and tulips to give us a colorful spring. Labor supplied by volunteers. Call Karl at 393-1708 if you wish to help.

4. The Spring 1991 project is shaping up to be a proposal to plant Crown Vetch on the inside bank of the lower common area behind lot 34. Grass isn't growing there, but this appears to be an ideal place to plant Crown Vetch, a low ground cover. Crown Vetch is growing along Butterfield Road by Blackwell Forest Preserve. It's that neat stuff with all the pink flowers. The state uses it a lot on banks along our highways so it must be tough!

5. We would like to suggest to the Groundskeeping Committee that seeding and strawing be done on the other sparse areas in the common area. Also, it is suggested that a Fall application of fertilizer designed to stimulate root growth be done.

After spending time enjoying the garden catalogs brought to the meeting by John, we adjourned. (Is it wrong for three men to sit at a kitchen table and look at garden catalogs? I don't think so.)

... Submitted by Karl Berland,  
Beautification Committee  
Representative

**NEWSLETTER COMMITTEE:** The Newsletter Committee met on September 19, 1990 at the Christiansen's. Present were Leona Gervase, Judy Molina, Becky

Christiansen, and John Christiansen. Absent were Toni Oster and Doris Ehret. Writing assignments were made. The Committee was very pleased with the wonderful "iceberg" flyer that Doris had written and hoped it would generate more input. It was decided to include Fermilab concert series notices in the Newsletter when possible. The Halloween decorating contest sponsored by the committee was discussed. It was suggested to ask the Entertainment committee if it would be possible to have their outside judge for the Halloween party also judge the decorations, if party venue is in the subdivision. Next meeting is scheduled for Wednesday, October 24, at 7:30 p.m. at the Christiansen's.

... Submitted by Becky Christiansen

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#### Emergency Board Meeting, August 29, 1990

Attending: Bob Modene, Gloria Langston, Toni Oster, John Christiansen, Linda Saxton, Veronica Williams, Fred Gervase, Karl Berland  
Absent: Amy Salyer

Meeting called to order by Bob Modene at 7:45pm.

Board discussed in detail Ordinance No. 828. (A copy of this will be put in with our permanent corporation papers for all future Boards to refer to.)

Additions to be added to list of problems in River Oaks:

1. Sanitary Sewer is collapsing between Lot 57 and 56.
2. Model A homes that have a retaining wall on their property line are lacking a railing.
3. The drain culvert in the lower common area has no protective grating (N.E. corner behind Lot 40, Breece).
4. The culvert pipe in the bank at river's edge is continuing to break away.
5. We have numerous sump pump problems involving the discharge of water from homes where the area is not properly graded, consequently water is

collecting, creating health and safety hazards.

6. The stairs that Anden constructed on the retaining wall are unstable.

7. All retaining walls built in this subdivision whether common area or private property need to be inspected (some are bowed in, some canted).

8. Measures need to be taken to prevent erosion from the large culvert pipe in the lower common area (see Item 3).

All of the above will be put into a list with problems mentioned before in letter to Posluszny. This list will be sent to our attorney, Joe Ricely, and he in turn will send a letter to the City. We will give the City 10 days to respond. If no response, Linda will contact our attorney, and he in turn will contact City. A copy of Ordinance 828 will accompany the letter.

Revision of the Board policy stated in the minutes of meeting Aug 16th. It was decided at this time not to mention names of homeowners in arrears, only lot number will appear in the minutes when property goes for lien. Also, the time of 2nd notice will be 6 months and 10 days to pay, not 9 months and 30 days. Nine months was considered too long of a time; account will be 1 year past due by then.

Meeting adjourned at 9:45 pm. Next regular meeting at the Oster's, Sept. 20th at 7:30 P.M.

**BOARD OF DIRECTORS MEETING  
RIVER OAKS HOMEOWNERS ASSOCIATION  
September 20, 1990**

IN ATTENDANCE: Bob Modene, John Christiansen, Fred Gervase, Veronica Williams, Linda Saxton, Amy Salyer, Toni Oster, Karl Berland

GUEST: Tom Sinnott

The meeting was called to order at 7:40 P.M.  
The minutes of August 16, 1990 were read and approved.

BEAUTIFICATION: (See committee minutes)  
The board requested this committee to get an estimate on trees that will give

a 90% density along Route 59. Next meeting Oct. 15 at Karl Berland's, 7:30pm.

TREASURER: Gloria gave report. We received a letter from Lot 63. We are turning this matter over to the association attorney. Also we will go over with the attorney what exactly we are obligated to send absentee homeowners.

Each committee that has a budget will have a rough draft for the October meeting. It's time to start working on the budget.

As a suggestion from our attorney, the board will think about having the dues payable once a year. This will eliminate a lot of bookkeeping, paper work, mailings, etc. Also it will make the job of treasurer much more attractive to future treasurers. Members are to think about this and bring their pros and cons to the next board meeting.

GROUNDSKEEPING: The motion was made to have Herbo pick up debris in lower common area. Cost \$140.00. The motion passed unanimously. Fred had an estimate from one company on the concrete work in the lower cul-de-sac area. We will continue to pursue this.

NEWSLETTER: A Halloween house decoration contest will be held. We are hoping to get a non-resident to do the judging. Prizes will be given. Flyers will give out more info.

ENTERTAINMENT: The 3rd annual River Oaks Halloween party will be held October 28 at the Warrenville Community Club, from 1 to 4 P.M. Flyers will be sent out with more information.

CITY LIAISON: Amy did see Anden going through the subdivision in response to our September 14th letter. At present time all street lights are working.

NOMINATING COMMITTEE: This committee needs another person. At present Veronica Williams and Janice West are on this committee. Terms up this year are Linda Saxton, Bob Modene and Veronica Williams.

OLD BUSINESS: Linda to check with lawyer to see if liens have been placed.

NEW BUSINESS: The board had much discussion on the open forum issue. This is a time when any homeowner can come in before the regular board meeting and air any complaints, clarify any misunderstanding, and give any advice they want. We will continue to have Open Forum before our meetings.

COMMENT FROM BOB: Lock your cars in your driveways at night. Bob had his car phone stolen out of his van.

Next meeting will be on October 18th, 1990 at Linda Saxton's, 7:30 P.M.

Meeting adjourned at 10:03 P.M.

**WE NEED YOUR NEWS!** Won't you help us with the next edition of the *River Oaks NEWSLETTER*? The *NEWSLETTER* is for, by, and about the residents of River Oaks. We will gladly print any **announcements, classifieds, craft ideas, kids' stuff, recipes, etc.** If you have a scoop for us, just jot it down along with your name, and drop it off to any member of the Newsletter Committee:

- John & Becky Christiansen, 2S600 River Oaks (Lot 19);
- Doris Ehret, 2S530 River Oaks (Lot 35);
- Leona Gervase, 2S572 River Oaks (Lot 21);
- Judy Molina, 2S510 River Oaks (Lot 37);
- Toni Oster, 29W620 Ridge (Lot 4).

... in the mailbox is fine.  
**Remember!!** The Newsletter will not print anonymous submissions.

The deadline for submitting news for the next Newsletter issue is

**OCTOBER 28.**