



River Oaks Newsletter

Volume 3, Number 4

June/July 1991



WARRENVILLE FOURTH OF JULY !

The Fourth of July Committee, chaired by our own Toni Oster, is planning a very busy and fun filled day in the Park. The festivities will begin with the parade at 9 AM. The parade will be routed down Warren Place, onto Warrenville Road, down Curtis to Forest View, then onto Cerny Park. This year the parade will feature six bands, many floats and a special honor to our Desert Storm troops. Once in Cerny Park the activities will begin with the flag raising ceremony followed by non-stop bands in the big tent. There will be entertainment in the pavilion and on the park grounds all day long, for all ages. A spectacular fireworks display will crown a terrific day.

Come on out and join in the celebration for Warrenville's Fourth of July. We're looking forward to seeing you there!



CALENDAR OF EVENTS



July 4, 1991

Fourth of July in Warrenville
9 AM : Parade begins
Festivities in Cerny Park

July 18, 1991

Board of Directors
Monthly meeting at 7:30 PM
At the Soelke's,
2 S 451 River Oaks Dr.

August 15, 1991

Board of Directors
Monthly Meeting at 7:30 PM
At the Sinnott's,
2 S 571 River Oaks Dr.
Discussion with representative
from Warrenville Police

September 7 or 8

Tentative dates for Annual
River Oaks Block Party

POLICE TO MEET HOMEOWNERS AT AUGUST BOARD MEETING

On August 15th, River Oakers will have a special opportunity to interface directly with our Police Department. The Warrenville Police will be sending a representative to the regular monthly River Oaks Board meeting, at 7:30 PM on Thursday, August 15, at the Sinnott residence (Lot 53). Interested residents are cordially invited to attend this meeting. If you have any questions or issues you want to have addressed by the Police at the August 15 meeting, let Tom Sinnott or any other Board member know, preferably well in advance of the meeting.

NEW DIRECTORY COMING IN AUGUST

The updated 1991 edition of the River Oaks Directory is presently "under construction", and will be distributed to all homeowners in August! When you receive your directory, remember that it is intended for the private use of River Oaks residents, and should not be given to solicitors.

CAUTION

IMPORTANT: It is vital that parents warn their children not to play near the water whenever the River Oaks common area detention areas fill after heavy rains. The force of the water coming in from the storm sewers has been known to lift the steel grates completely off of the storm sewer inlets at the center of each detention bowl as the bowls fill during a storm. As a result, there is a REAL DANGER of children being dragged into these large inlets by the force of the water as the bowls begin to drain. The Board is attempting to get the City to bolt down the grates. Even after the grates are bolted down, a flooded common area is not really a safe or healthy place for your kids to play! So PLEASE see to it that your children steer clear of the water!

TAX TIPS

Some more tax tips for River Oakers:

If you made an improvement or addition to your house that will increase your tax assessment, you may want to apply for a Home Improvement Exemption. With this exemption duly filed at the Assessor's office, you will not be taxed on this improvement for four years. To apply for this exemption, go to the Winfield Township Tax Assessor's office at 130 Arbor Ave. in West Chicago, 682-7147, and fill out the form (Form OFA - 323).

Also, check your tax bill to make sure you are being given the Residential Homestead Exemption. This is applicable to all who own and occupy their own homes. It is a reduction in the assessed value of your home of \$3,500. It should appear automatically on your tax bill, but of course there are always mistakes. In addition, if you are 65 or older, you should be getting another exemption for age. Again, if you are not getting these exemptions, contact the Assessor's office.

The Newsletter Committee is pleased to announce the addition of a new member, Marnee Sinnott (Lot 53)! Although Marnee will give us a good boost, we are still looking for more new faces with fresh ideas for the Newsletter. Each month we each put in as much or as little effort as we feel like, and we generally have a lot of fun piecing each issue together. Get in touch with a Committee member if you're interested in joining us! John Christiansen, Chairman, Newsletter Committee

IDOT/METRA MEETING

On May 16, representatives of the Illinois Department of Transportation (IDOT) and Metra met with Warrenville residents and City officials at City Hall. IDOT staff came to discuss Route 59 safety issues and the Fox Valley Freeway. Metra representatives made a presentation on the potential new north-south commuter rail line being considered for our area. The City was represented by the Mayor, Police Chief LaDeur, and several aldermen. In addition, the council chamber was filled with interested citizens, including at least six from River Oaks.

FOX VALLEY FREEWAY STUDY

The feasibility study which IDOT is carrying out for the Fox Valley Freeway is the biggest corridor feasibility study IDOT has ever done. They are encouraging public participation in the planning process, through citizens advisory committees (CAC's). (Warrenville presently has only two members on its CAC, and IDOT would like to see 20 - the Newsletter Committee has forms you can send in if you are interested in joining the Warrenville CAC.)

The initial transportation corridor study area was six to eight miles wide and 90 miles long, extending from the Wisconsin border to the intersection of I-55 and I-80 in Will County. The east-west extent of the entire corridor is from the Fox River east to about the center of Warrenville (including River Oaks).

The first phases of the feasibility study aims to eliminate certain sections of the corridor from consideration, to create "mini-corridors" which will be studied more intensively by the planners. IDOT reported that, based on their findings thus far, they are ruling out all areas east of the EJ&E tracks, so it looks like the immediate vicinity of River Oaks would not be directly affected. The EJ&E right-of-way could still be used for the freeway, as could routes through the east side of Fermilab.

IDOT stressed that the freeway is not a sure thing. It is being considered as part of a solution to anticipated increasing congestion along north-south routes in our area. However, IDOT is also required by Federal mandate to analyze "no-build options" in which existing arterial roads are upgraded to handle additional traffic. In Warrenville, IDOT considers Illinois Routes 56 and 59 to be potentially upgradeable in a no-build option.

Even if IDOT eventually decides to build the freeway, the decision would have little local impact for some time. At the normal pace at which highways are designed and constructed, the Fox Valley Freeway would not be built till around 2010.

IDOT noted that citizens may call 1-800-DATA-FOX to get updates (from a live person!) on the progress

of the freeway study.

ROUTE 59 ISSUES

Improvements to Route 59

IDOT stated that they have no plans for enhancements to Route 59 inside Warrenville before 1996. However, improvements can be, and have been, made by IDOT without being programmed in advance. The City of Warrenville was highly supportive of pleas by homeowners along Route 59 for improvements such as left-turn lanes and deceleration lanes. (The River Oaks Board will be working with the City and with IDOT on this issue.)

Route 59 Speed Limit

IDOT presented the results of a traffic study just completed which indicates that Route 59 traffic is moving at an average of 55.2 MPH through Warrenville (where speed limits are 50 and 45 MPH). By IDOT's official criteria, this means that there is no justification for lowering the speed limit. IDOT's policy is that they will only lower a speed limit if traffic is already traveling well below the posted limit! The City (especially the Mayor) and the assembled citizenry were quick to point out the fundamental foolishness of this policy. IDOT's only advice was to have the Warrenville Police perform "selective enforcement" of the limit along Route 59. Police Chief LaDeur noted that this had been tried before, without success. Mayor Lund vowed to pursue the issue of lowering the speed limit through other channels. It appears that the 35 MPH speed limit in West Chicago was not the result of an IDOT traffic speed survey. The bottom line here is that the City is solidly behind the lowering of the Route 59 speed limit, and will work hard to see that it gets done.

METRA COMMUTER RAIL LINE PROSPECTS

At present, all of Metra's commuter rail lines link downtown Chicago with various outlying suburbs. Metra sees a need for some "non-radial" lines, and has been looking into the feasibility of several options, including a service along 28 miles of the EJ&E tracks from Barrington (the new Sears complex) to Naperville/Aurora. If the service ever becomes a reality, it would involve light, self-propelled diesel railcars carrying from 60 to 80 passengers each, with from one to four cars per train. Service would be every half hour in peak periods, and every hour at off-peak times, with no trains after about 8 or 9 PM.

Metra envisions up to 12 stations, to include stops in West Chicago and at Eola Road, and possibly at Batavia or Butterfield Roads. The entire line is single-track, but would have several passing sidings added to accommodate two-way traffic. Thus far, Metra has been able to conclude that the new line is technically feasible, but they are not sure it would attract enough ridership to be worth the effort. They believe that 3,000 to 5,000 riders per day would be needed to make the line worthwhile. Metra expects to have a decision on the economic feasibility of the line by early Summer.

WELCOME, NEW NEIGHBOR !



Welcome to our new neighbor Mike Bojka! He moved into Lot 66 in early June.

RIVER OAKS CLEANS UP DUPAGE RIVER

River Oaks did participate in the West Branch Project's clean-up of the DuPage River section that runs through our subdivision. On June 22, a small group of Oakers went down to the river bank with garbage bags and gloves, and managed to pick up a lot of trash that had accumulated in our stretch of the river. Later that day, the West Branch Project came through and picked up the filled bags.

Thanks to Tom & Stephanie Sinnott, John & Laura Christiansen, Linda Saxton, Lois Hitchcock, and the entire West family - Jan, Jim, Melissa and Sam. A messy job well done!

NOTICE

MOORE LAWN MOWING
MORE LAWN MOWING THAN
ANYONE ELSE!

Scot Moore 393-6473
2S 561 River Oaks Drive

ARE YOU LOOKING FOR A
BABYSITTER?

If you are, call Sara Vainisi.
She is 11 1/2 and likes to babysit.
You can contact her at 393-3238.

GARAGE SALE SUCCESS

Our Third Annual River Oaks Garage Sale was a big success. We had 22 homes participating, with bargains galore. These participants payed for the advertisements in the local newspapers that helped bring in the crowds. Thanks to Cheryl Soelke for making the big sign out front. We'll be able to use this year after year now.

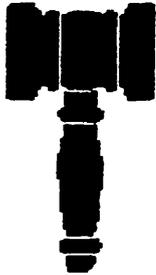
RIVER OAKS GRADUATES



CONGRATULATIONS, GRADUATES!

Heartiest congratulations to the River Oaks graduating seniors of the Wheaton Central High School Class of '91: Karen Ehret, Makia Langston, Michael Oster, and Bill Taluc!

Some of you might have noticed two new trees in the large common area. The new trees were donated by John Spartz and Jim, Millie Murphy's son. The Homeowners' Association would like to thank both for donating the trees. Also a thank you to all of the neighbors who helped to plant them.



MINUTES OF RIVER OAKS BOARD OF DIRECTORS MEETING

May 16, 1991

PRESENT: Tom Sinnott, Toni Oster, Cheryl Soelke, Gloria Langston, Millie Murphy.

ABSENT: John Christiansen, Amy Salyer

GUEST: Linda Saxton

The meeting was called to order at 7:40 PM by Tom Sinnott.

The meeting opened with our visitor, Linda Saxton. Linda came to report that she and Lois Hitchcock are working on the upcoming block party tentatively scheduled for late August.

Linda Saxton also volunteered to take the Board position that is open due to Fred Gervase's departure. Millie Murphy made a motion that Linda be selected to fill the unexpired term for the remaining nine months. The motion was unanimously carried. The Board welcomes Linda! She will carry out any necessary duties as liaison between the City and Anden and the River Oaks Homeowners Association.

If any residents have questions concerning the pending lawsuit between the City of Warrenville and Anden, they should contact Linda.

TREASURER'S REPORT: Gloria Langston gave a verbal and written financial report. Gloria also reported that the Association's property taxes have been paid for the whole year in the amount of \$65.82. The Association is responsible for paying property taxes on the common areas.

Gloria reported that eight households are currently past due on their association dues. She will send out a second notice to these households, requiring that payment be made within 30 days.

FYI: Mention was made that the tax assessor is coming around River Oaks and has measured several homes in the subdivision. It was suggested that a notice be run in the Newsletter to advise the residents of River Oaks that they can apply for tax exemptions for five years on any new decks, additions, etc. Tom will talk to John Christiansen to see that an article on this is included in the Newsletter.

GROUNDSKEEPING/BEAUTIFICATION: Millie Murphy reported that she has been in contact with

John Spartz (co-chairperson) and that John and Millie are currently contacting several of the residents to seek their help in watering the new grass plantings in the common areas. Also, the trees and shrubs in the front entryway were replaced by Stibbe's Nursery; Millie will water these shrubs as necessary.

Suggestions were made about planting perennials in the front entry area. Millie would like to run a contest to inspire some new ideas about what can be done in the common areas. The Groundskeeping / Beautification Committee plans to meet on May 21; they intend to put together some plans and will report back to the Board.

Tom Sinnott notified Millie that evergreen bushes died between Lots 51 and 52 in the common area. There is a problem with water sitting in this area, and various options were discussed to correct this situation. Tom asked the G/B Committee to get an estimate of the cost of digging out a flower bed in front of the evergreens, framing it off with landscaping timbers, and laying down a bed of rocks under the soil. The committee will report back to the Board on this at the next meeting.

It was suggested that some kind of an acoustical barrier along Route 59 would be something the Board would like to see addressed in plans for the future. Everyone agreed that this would be to the benefit of the entire neighborhood.

It was also brought up that eight of the trees near the pump station are in need of spraying due to tent caterpillars. Linda Saxton agreed to spray these, since they are right next to her house, and the Board agreed to have her do it.

NEWSLETTER: John Christiansen was representing the Board at the City meeting regarding Route 59 issues. The latest issue of the Newsletter went out on May 14 to the residents.

ANDEN UPDATE: The lawsuit is still pending. The situation is still status quo. The Board received a letter from Rusty Henson of the Anden Corporation regarding a downed power line pole on the White property and a dead tree that was to have been removed by Anden some time ago. Rusty requested that this item be added to a current list of "private improvements" that we have submitted to Anden that is part of the lawsuit. The Board found this letter confusing; Tom Sinnott will call Joe Ricely, the Association attorney, and will send a copy of the letter to City attorney Barry Moss to see that this matter is cleared up.

Linda Saxton is planning to attend the Community Development Meeting at City Hall on May 28. She will report any new developments in the Anden lawsuit at the next meeting.

OLD BUSINESS: Several discussions at previous meetings brought up a need to talk about revising our meeting procedures to enable the Board to streamline the meetings and hopefully make them more productive. It was decided, therefore, that (1) all members of the Board, plus all committee chairpersons, would receive a copy of the meeting minutes within two weeks after the meeting, and (2) the Board members and committee chairpersons would receive a copy of the next meeting's agenda at least one week prior to the meeting.

Since this year's transition period was the first to be experienced with all of the original Board members gone, it was perceived by some as awkward for this Board to get started productively. The Board would like to avoid this situation in the future, and feel that, prior to the Board nominations in October / November, the Nominating Committee should propose a procedure for nominating new Board members. We will also put together a list of the Board positions and the duties of each of these positions prior to the nominations.

Tom Sinnott talked to Myra, the Country Ridge Apartments manager, recently to notify her of complaints concerning the lights in the apartment parking lot and the loud music coming from the apartments. The manager assured Tom that the shields on the lights would be changed so as to not shine in the back of the houses along the apartment parking lot, and that the noise situation would be monitored.

The real estate agent for the Lot 66 property has been contacted and the grass will be maintained by the agent until the new owner takes possession of the house.

NEW BUSINESS: The Board has been notified that the Lot 63 property is being foreclosed. The property has been liened for the outstanding dues, and Cheryl Soelke will contact our attorney, Joe Ricely, to advise him of the current amount of dues along with the late fees and interest owing.

Tom Sinnott has recently been contacted by Chief of Police Robert LaDeur, and in response to his request for better communication between the Police Department and the citizens of Warrentville, we have invited him to one of our Board meetings. LaDeur is presently scheduled to attend our August meeting, which will be held at the Soelke residence on August 16 at 7:30 PM. (All River Oaks residents are cordially invited to attend this meeting also.)

Cheryl Soelke mentioned that our liability insurance policy was renewed by the DuPage Insurance Agency and sent out. Since it was sent to a previous Board member, we have not yet received it. Cheryl will contact the agent and request that a duplicate policy be mailed to our P.O. Box 144 address.

The meeting was adjourned at 10:20 PM. The next meeting will be June 20 at the Langston residence at 7:30 PM.

Respectfully submitted,
Cheryl Soelke

Treasurer's Report, May 1991	
Balance as of 4-30-91	\$ 4490.86
Interest, April	13.23
Deposit	<u>294.00</u>
Total	4798.09
Expenses	
Newsletter	20.39
H&B Lawn	355.00
Property Taxes	65.82
Bank Charges	26.61
Total Expenses	<u>467.82</u>
Net	4330.27
Money Market Account	4934.87
Interest, April	21.50
Total, Money Market	<u>4956.37</u>
Total Cash	9286.64



**MINUTES OF
RIVER OAKS
BOARD OF
DIRECTORS
MEETING**

June 20, 1991

PRESENT: Tom Sinnott, Toni Oster, Cheryl Soelke, Gloria Langston, Millie Murphy, John Christiansen, Amy Salyer, Linda Saxton

The meeting was called to order at 7:40 PM by Tom Sinnott.

TREASURER'S REPORT: Gloria Langston gave a verbal and written financial report. Gloria circulated an invoice received from H&B groundskeeping services which was approved for payment in the amount of \$1,020.00 for the period 4/26/91 through 5/31/91. Gloria also circulated an invoice

ANDEN: No news to report on the pending lawsuit. Rusty Henson of Anden Corp. was in the subdivision recently, but we do not have any information as to the purpose of his visit. Cheryl Soelke is awaiting a return call from Joe Ricely, the Association attorney, to see if there are any new developments regarding the lawsuit.

Cheryl Soelke volunteered to contact the Township Assessor's office to obtain some photos that Mr. Kaelin said are on hand of the River Oaks area before it was developed by Anden.

OLD BUSINESS: John Christiansen will put a notice in the Newsletter that the Warrenville Police Department will have a representative at our August 15th meeting, to be held at the Sinnott residence. Any interested residents will be invited to attend this meeting. Toni Oster will contact Police Chief LaDeur to find out if there are any specific topics that he would like to address. If there are any questions that any of our residents have, or issues that they would like to have addressed by the Police Department, please contact Tom Sinnott or any other Board member prior to the August 15th meeting.

Tom Sinnott requested that the Groundskeeping / Beautification Committee propose a policy for the Board to adopt on the subject of maintaining vacant properties (who will contact the realtor, how we will contact the realtor, propose a form letter for use, etc.). Tom requested that this proposal be ready for the next Board meeting. Cheryl Soelke will bring this up at the next G/B committee meeting.

NEW BUSINESS: It was suggested by Cheryl Soelke that the Board design a simple letterhead to use on correspondence from the Board. John Christiansen agreed to take on this task, and will have a sample ready for the next Board meeting.

John Christiansen attended the meeting on May 16th at City Hall regarding IDOT and Route 59 and the Fox Valley Expressway. John has written a report on this meeting which will appear in the next Newsletter. John recapped that the City of Warrenville is pushing for lower speed limits on Route 59 along with River Oaks; however, IDOT stated at the May 16th meeting that as long as traffic was moving at or above the posted limits, there is no need to lower the limits. Improvements such as left turn lanes were brought up at this meeting also. Mayor Lund suggested that perhaps a letter writing campaign to IDOT might be helpful in getting a reduction in the Route 59 speed limit.

Tom Sinnott shared a copy of a letter From Chief LaDeur to Ben J. Lao at IDOT which he received from LaDeur. Chief LaDeur stated in the letter that the WPD is trying to implement selective enforcement of the Route 59 speed limit. He stated that during the period 6/1/91 through 6/15/91 the WPD

reported 31 speeding tickets issued, 49 verbal and written warnings, one speed-related accident, and three other violations cited. The Board suggested that Tom Sinnott write a letter to Chief LaDeur thanking him for keeping River Oaks informed of the situation, and telling him that we are supportive of their efforts and would like to know what we can do as a community to help in lowering the speed limit on Route 59.

The meeting was adjourned at 10:25 PM. The next meeting of the Board is scheduled for July 18th at 7:30 PM at the Soelke residence.

This Newsletter is brought to you by your friendly Newsletter Committee, consisting of:
John Christiansen, Chairman, Lot 19
Linda Saxton, Lot 32
Lois Hitchcock, Lot 33
Marnee Sinnott, Lot 53
Becky Christiansen, Lot 19.
Let one of the committee know of anything you might want included in the Newsletter.

HAPPY BIRTHDAY, RIVER OAKS KIDS!



June Kids:

Berit Ensweiller
Whitney English
Joey English
Keri Polsley
Maureen Saxton
Steven Roberts
Lindsay Roberts

July Kids:

Joey Vainisi
Tim Doran
Michael Oster
Kristine Spartz
Bill Taluc
Theresa Lanute
Makia Langston
Mike Ortiz
Keith Ortiz
Kevin Polsley
Eric Ray

from the Association attorney which was approved for payment.

Gloria reported that currently there are three families past due on their association dues. A late fee of \$15.00 will be included in the next notice sent out to these households. It was also discussed that two properties in the subdivision have liens against them for non-payment of association dues. One property is in the process of foreclosure. An affidavit was received for the Association to complete regarding the amount of monies owed to the Association, and this will be completed by the Treasurer and returned to our attorney as soon as possible so that the lien on the foreclosed property can be satisfied. There is a possibility that our lien may not be satisfied, if the funds for the foreclosure sale are not sufficient. This could result in a loss to the Association of up to \$394.00.

GROUNDSKEEPING / BEAUTIFICATION: Millie Murphy stated that flowers and hostas were planted in the front entryway island since the last meeting and the cost of this planting, along with two hoses to keep the area watered, totaled \$126.26. The Groundskeeping / Beautification committee is on schedule with its budget. Millie also stated that she would like to obtain a copy of the plat survey from Tom Sinnott in order to sketch a scale drawing of the front of the subdivision, including the entryway. The committee is currently putting together some preliminary plans to publish in the Newsletter, and to solicit ideas from the homeowners about what we could do to enhance the front of the subdivision.

The committee is also talking about the possibility of parkway trees for the subdivision. John Christiansen is on the Natural Areas Commission, and the subject of parkway trees was discussed at their last meeting. John will attend the next Groundskeeping / Beautification committee meeting to discuss this information. The committee plans to run a notice in the Newsletter to recruit interested individuals to join in the parkway tree planning endeavor.

Tom Sinnott mentioned that the water situation between Lots 51 and 52 will be cleared up, as the water is being rerouted. Cheryl Soelke had talked to Stibbe's Nursery to obtain an estimate for putting in a flower bed on each side of the easement sidewalk. Stibbe's will get back to her with an estimate. John Spartz also has asked H&B to give the Association a price quote on this project, and he will get back to the Board as soon as he receives the figures. As soon as the ground is dried out in this area, Fairview Nursery will be contacted about replanting the evergreens that have died there.

John Christiansen reminded the Board that the DuPage River Clean-up project was scheduled for Saturday, June 22. A special flyer will be distributed by the Newsletter Committee to notify the neighborhood of the clean-up starting at 9 AM.

It was also brought up that several trees and shrubs in the neighborhood had been vandalized and cut.

ENTERTAINMENT COMMITTEE: Linda Saxton announced that the annual Block Party is scheduled for the second week in September, the weekend after Labor Day, and that the committee is thinking of having the Block Party on a Sunday afternoon this year. The committee is also considering having the party catered this year. More information will follow as plans are finalized.

CITY LIAISON: Linda Saxton reported that Signs and Wonders, the same company that made our entryway sign, can make the barricade that the Association intends to install at the top of the easement between Lots 51 and 52. This will look like one of the barricades found in forest preserves, and will prohibit cars from driving down the easement from the apartment parking lot. Linda will call Signs and Wonders and request specifications and then authorize installation. The barricade will cost \$275.00. Toni Oster made a motion that the Board approve and install the barricade. John Christiansen seconded the motion, and the motion carried.

Linda also attended the May 28th Public Works meeting. It was discussed at that meeting that the City had pumped water out of our common area and found a log which may have been blocking the restrictor and causing the recent flooding in this area. Unfortunately, there has not been a heavy rainfall since the log was removed so we could see if it had caused the drainage problem. The City did open several manhole covers in the common area and found nothing unusual at that time. Trash is coming through the storm sewer lines that empty into the common area, and the City may install screens at the sewer inlets to prevent this.

Linda also noted that the grate was off of the pipe in the common area and this pipe is large enough for an adult to fit through. It is very important that parents in the neighborhood be notified that if the area does flood again, children should not be allowed near the water. If the grate was again pushed off by the water pressure, children could be sucked down the drain pipe. An article will be run in the Newsletter to warn parents. Linda will also request that these grates be bolted down by the City when she attends the next Public Works meeting.

NEWSLETTER COMMITTEE: John Christiansen reported that the Newsletter will be out in about a week or so. The neighborhood directory is in the process of being updated and will be distributed in August. The Newsletter will run a notice remind the residents that this directory is not to be used for any solicitation; it is for the private use of River Oaks residents only. John also announced that Mamee Sinnott has joined the Newsletter Committee.