



OAK LEAVES

Volume VII

August 1995

Number 8

Presto!! Summer's over. What a refreshing change. And look what happened during the heat. For those of you who haven't noticed, we have new stairs in the lower bowl of the upper common area. Take a moment to check 'em out.

You may have noticed some trenching going on in the common area lately. This is the completion of work correcting drainage problems left by Anden, our beloved developer. This work will be paid for by the monies recovered from the suit the city won against Anden last year. This includes drainage piping behind Lots 8 & 9, 19 & 20, and between Lots 31 & 32, and will make our common area more enjoyable for all.

Calendar of Events

- ◇ Saturday, Sept. 16
4:00 PM **ROIA
Taste of River
Oaks.**
(Rain Date Sunday,
Sept. 17)

- ◇ Saturday, Sept. 23
Library Book Sale &
Art on the Prairie
Festival.

- ◇ Thursday, Sept. 28
Board Meeting, 7:30
PM at the Sinnotts

Minutes Board of Directors Meeting

Date: August 24, 1995

Present: Tom Sinnott, Joe Lanute, Mark Moore, Becky Christiansen, Brian Lynch

Absent: Chuck Hulse, Paul Koenig

Guests: Mary Moore, Kelly Kreminski, Ruth Brackmann

Tom called the meeting to order at 7:42 P.M.

Open Forum: Discussion of River Bank:

Ruth asked who owned the river bank above the outfall pipe. She wanted to know the effect on insurance if the old stairs from the retaining wall were placed on the river bank, and how they could be made structurally sound if they were unsound at their old location. She inquired about the cost and thought that the Board should ask the City for \$100 for the project.

Board response: The river bank in question is part of the Common Area owned by the homeowners association. Tom said that he had a verbal response from the insurance carrier that there would be no increase in premium if stairs were put on the bank. Mark explained that in their previous location, the stairs were anchored only at the top and bottom but at the bank, stairs would be on grade and supported by the ground itself, as well as being attached to numerous posts set in concrete along the length of the stairs. Enough wood and other materials have been donated to cover nearly all of the project. The Board felt that there was no reasonable expectation of City help in financing, although there would be County help in clearing the area of dead trees.

Motion: Tom made a motion to accept the minutes as written. Joe seconded the motion. The motion passed.

Treasurer's Report: Joe reported that after discussing the bank account with First Chicago, it was recommended by the bank that the ROIA account be switched to a Basic Business Checking account, since there are fewer than 100 transactions per month. The fee is minimal, and First Chicago will refund the service charge for the month of July. Tom suggested that some of the money might be put in a 14 month

no-penalty CD. Joe and Tom will do a cash flow projection to see if this is viable. Dues cards are needed for the third quarter.. The financial review has been completed by the CPA. It is in three parts: 1993(twelve months), 1994(twelve months), and 1995(January and February), to cover the change in fiscal years. The numbers will be combined into a single spreadsheet and published in the Newsletter. Currently there is a balance of \$10,315.59 in the ROIA account. In the bimonthly update, Joe has added a new category for stair repair, which will include expenses for the new Common Area stairs built on the retaining wall.

The ROIA Budget Update, as of 8/9/95, is as follows:

Annual Meeting	-36.20
Discretionary	-20.00
Entertainment	0.00
Insurance	-233.00
Landscaping	-3,463.98
Newsletter	-103.88
Property Tax	-72.60
Review	0.00
River Work	0.00
Stair Repair	-666.60
Treasurer	-66.51
Service Charge	-186.54
Interest Earned	83.70

The following are current expenses incurred since the previous report:

Stair Repair	-608.73
Service Charge	-38.56
Interest Earned	15.12
Stair Repair	-57.88
Newsletter	-22.95

Mark made a motion to accept the Treasurer's Report. Becky seconded the motion. The motion passed.

Entertainment: Brian had a copy of the hand-out about the Taste of River Oaks that he is planning to distribute door-to-door to the homeowners. This will be followed by a call from members of the committee to check on proposed attendance and the type of food being brought. The neighborhood picnic will be an informal gathering designed to promote conversation and socializing.

City Liaison: Chuck was not present but he sent a written report which Mark read. The curtain drains are set to be dug on Saturday,

September 2. J.U.L.I.E. was notified of the digging and will meet with the City on Monday, August 28, to identify the areas to be dug. Chuck reminded the City of the hole in the sewer line in the lower bowl of the upper Common Area that needs repair. Since the concrete contractor who installed the sidewalks last summer has not responded to the City's requests for remediation, Chuck will ask the City for remediation to be done by the new contractor that is currently finishing the sidewalk work in Summerlakes.

Guest Discussion: Kelly asked if the new middle lane on Rt. 59 could it be used as a turn lane. Tom explained that the safety lane can be used for left turns.

Landscaping: Tom reported on the Landscaping Committee meeting. A rough survey of the river bank area is scheduled for this weekend. A work party is planned for 10 A.M. on September 9th at the new stairs to help move the wood and old stairs from the river bank. He also hopes to hold a "Stairway To Heaven" party on the September 9th for those homeowners who helped build the stairs.

Before the painting is done to the entryway sign, Tom would like to solicit ideas for color schemes for the sign. Early suggestions include stain for the posts and green for background color. He will put something about this in the Newsletter.

Four parkway trees will be replaced from the River Oaks nursery stock. The stock from the nursery suitable for parkway planting includes:

Caliper	Height	Type
1 3/4"	11 ft	hybrid elm
1 1/2"	8 ft	tulip tree
1 3/8"	9 ft	tulip tree
1 1/8"	8 ft	tulip tree
1"	9 ft	sycamore
1"	7 1/2 ft.	green ash
1 1/4"	9 1/2 ft	Freeman maple

These trees will be tagged and the homeowners with the dead parkway trees will be invited to choose the replacement they desire.

Tom has received six quotes for stone to be used in the repair of the lower cul-de-sac circle. The best estimate for 4" to 8" rounded blond cobble is from Rizzi. This stone would be put in a crescent-shaped area on the back side of the circle, with the overburden used to form berms planted with the shrubs that need moving. Tom said he will ask Brickmann for an estimate for

the labor. The stone cost is estimated between \$250 to \$400, A rough estimate of the labor would put the bill into the \$1,500 range.

Guest Discussion: Ruth asserted that the lower cul-de-sac project has been pushed to the back of the Board agenda too often and asked if this work could be done this year. She also stated that the Newsletter and minutes provide inadequate communications with the homeowners regarding this issue.

Board response: Tom said that due to budget restraints, the work could be done this year only if enough volunteer help could be obtained, so that the stone would be the only cost. Previous design estimates for this work were several thousand dollars, and no budget allocation for lower cul de sac work was made for 1995. If not, it could be added to next year's budget. He will request volunteers in the Newsletter.

Newsletter: Mark would like to get the next Newsletter out soon. He would like to include the new Directory. He received no responses for changes to the Directory that he requested in the June Newsletter. This next issue will include the financial review, in spreadsheet form, as well as a tear-off asking for labor help in the lower cul-de-sac circle work. He will include a note on cat control in the neighborhood.

New Business:

Children Problems: Kelly mentioned that she has experienced problems with both resident and non-resident children trespassing on her property, and verbally abusive to herself and her children. She believes that they have also caused harm to the Common Area. She asked if it would be possible to install a padlocked (combination lock) gate on the easement between Lots 51 and 52, with the combination known to the residents of River Oaks and the necessary City emergency departments, in order to discourage non residents from entering the subdivision. The Board felt that this was not feasible. Previous discussions with the Police department have ruled out such a fixture. It was suggested to try to contact the parents of the River Oaks children, and explain the problem to them. The police could be contacted and might have some ideas on how to handle this.

Adopt A Family: Kelly is trying to organize a community service project in River Oaks and spoke with Sally McCarthy of the Warrenville Youth and Family Services department regarding possible programs. Officer McCarthy suggested that money should be collected, rather than clothes and toys. She pointed out that since Warrenville is such a small town, donations of clothing and toys can be easily noticed and hence make the recipients self-conscious. Officer McCarthy offered to take any monetary donations, buy items she knows are needed by individual families, and provide Kelly with an accounting of how the money was spent. Ruth suggested that another scheme might be to encourage one type of donation per month, e.g. paper products, socks, underwear, etc. The Board encouraged Kelly to use the Newsletter as a means to publicize this program and to elicit participation.

The Board went into Executive Session for further discussions.

Motion: Mark made a motion to adjourn the meeting. Brian seconded the motion. The meeting adjourned at 10:20 P.M.

*Respectfully submitted, Becky Christiansen,
Secretary*

The next Board meeting is scheduled for 7:30 P.M. on Thursday, September 28, 1995, at the Sinnotts', 2S. 571 River Oaks Dr.

Complaint Department.

The complaint department is closed.

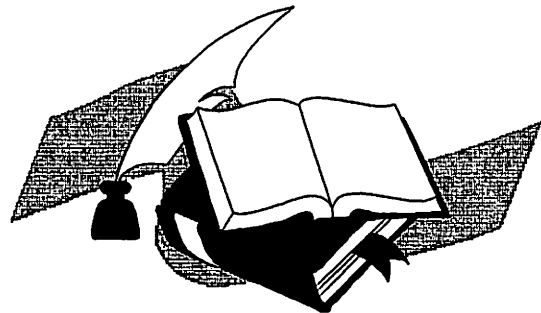
It is felt that this area of the Newsletter is counter productive to the health of our community. Honest dialog will accomplish much more than putting complaints on public notice. Let's Talk to our neighbors about problems and maybe they will become better friends!!

How about a helpful hint.

Want to make your garage door last longer? Here's a hint from a neighbor who just spent \$200.00 for repairs. The problem? A broken spring. The cause? No lubrication. While trying to find alternate repair methods, a check with the spring manufacturer produced the following advice. Oil the spring and it will last 2 to 3 times longer. Since we all have the same doors and springs, oiling them might be helpful.

Like to Read??

The Friends of the Warrenville Library are gratefully accepting donations of books, records and computer software for its annual book sale. Items may be dropped off at the Warrenville Library before September 16th, or you may arrange to have them picked up by calling Maury Goodman at 393-2431. The book sale will be held on September 23rd, 1995, in conjunction with the Art on the Prairie Festival.



River Oaks Improvement Association
Financial Statements

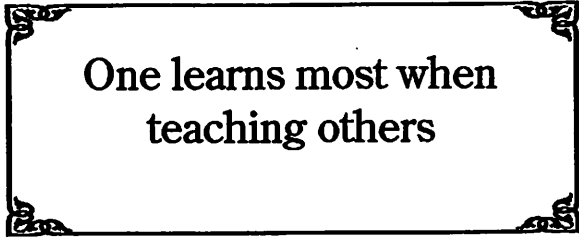
This is the compilation of ROIA's last three fiscal periods as assembled by BD&A, Certified Public Accountants.

Description	Fiscal Year Ending Dec, 1993	Fiscal Year Ending Dec, 1994	Fiscal Year Ending Feb, 1995	Notes
Revenue				
Dues	\$8,592	\$7,089	\$2,220	
Interest	\$130	\$153	\$26	
Other		\$186		Refunds from Tree Program
Subtotal, Revenue:	\$8,722	\$7,428	\$2,246	
Expenses				
Parkway Trees	\$40			
Landscaping	\$4,735	\$4,698		
Professional Fees	\$475			Legal Fees & Financial Review
Newsletter	\$375	\$73	\$38	
Entertainment	\$203	\$521		
Insurance	\$207	\$227		
Nomination / Annual Meeting	\$106	\$50	\$27	
Miscellaneous	\$30	\$123		
Office	\$8	\$68	\$8	
Bank Charges	\$136	\$133	\$55	Bank Service Charges
Property Taxes	\$72	\$73		
Postage	\$85	\$20	\$35	Includes annual meeting and other mailings
Subtotal, Expenses	\$6,472	\$5,986	\$163	
Excess of revenue over Expenses:	\$2,250	\$1,442	\$2,083	
Cash Balance - Beginning	\$4,955	\$7,319	\$8,761	
Contributions	\$2,364	\$1,442	\$2,083	1993 difference due to adjustment in prepaid dues
Cash Balance - Ending	\$7,319	\$8,761	\$10,844	This is our operating cash balance
Reserve Fund - Beginning	\$3,636	\$5,886	\$7,328	
Contributions	\$2,250	\$1,442	\$2,083	
Reserve Fund - Ending	\$5,886	\$7,328	\$9,411	This is our reserve fund balance.

This is a summary of the CPA's lengthily financial review covering 1993, 1994, and the first two months of 1995. This brings our accounting in line with the new fiscal year. All homeowners may review the detailed report available from the Treasurer by contacting any board member.

The year to date expenses can be found in the Treasurer's report in the board meeting minutes.

Thought for the Day



Want to place an Ad in the
Newsletter?
Call Mark Moore 393-6473

Two Children's Playhouses

Size: 5' wide by 4' deep by 4' - 5' high (peaked roof)
Easily disassembled for moving and storage
Wood Construction
One is Light Blue and One is red

These are **free** to someone or some organization that can
pick them up from us and can give them a good home!
Call the Christiansens' 393-4946



FREE PINE WOOD DERBY TRACK!

Twenty-four foot long track
in three 8' sections that bolt together
for ease of handling and storing
Designed for pine wood derby races
Do you know of anyone (you, Scouts,
or others)
who might want one? Free to a good
home.

Call the Christiansens' 393-4946



Welcome back our world travelers!



Bob & Rosana Ladik and their Children
Ian - 8, and Natalie - 6, have recently
returned from two years in Waldorf
Germany.

Welcomen Sie nach hause!!

SATURDAY

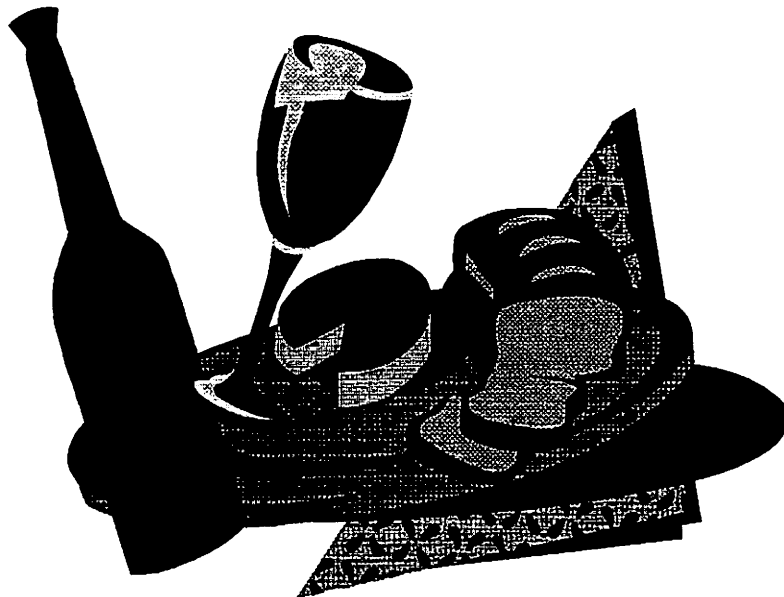
SEPTEMBER 16

4:00 P.M.

UPPER COMMON AREA

A TASTE OF RIVER OAKS

BE THERE !!!!



Workers

Cul De Sac

Needed

YOUR HELP IS NEEDED!!! After several design approaches over the past few years to address the traffic problems at the circle in the lower cul-de-sac, A SOLUTION IS IN SIGHT!!!

In order to implement the solution, VOLUNTEERS ARE NEEDED!

Briefly, we need workers to: excavate a crescent shaped area in the circle, transplant shrubs, and spread the new rock, topsoil and mulch.

We will be excavating a crescent shaped area which will receive new 4-6 inch blonde cobbles and use the spoil from the crescent to make a couple of berms. The shrubs will be moved to the berms, which will then be top dressed and covered with mulch.

If sufficient volunteers are forthcoming, the work can be done this fall!

So, what do you say? Here's a great chance to contribute to the neighborhood, spend some quality time with your neighbors, and have a little fun.

Please use this HANDY REPLY CARD, and drop it off at the receptacle on the ORANGE sign post at the Sinnott's (2 South 571 River Oaks). If you can't drop off the card, please call Tom at 393-2808 and leave a message.

YES, COUNT ME IN!

NAME: _____ PHONE: _____

Preferred dates: _____