



Oak Leaves

Late July/
August 2000

Volume 12
Issue 3

Calendar of Events

- **Wednesday, August 16**
ROIA Board of Directors Meeting,
7:30 PM at the Hayes',
2S 465 River Oaks Dr.
- **Tuesday, August 29**
First Day of School, District 200
- **Monday, September 4**
Labor Day
- **Saturday, September 16**
Annual River Oaks Picnic

Annual River Oaks Picnic

Mark your calendars! Saturday, September 16 will be the date of the Annual River Oaks Picnic. This is a tradition that was started back in 1988, the first year of existence for the newly-completed subdivision. Each year homeowners get together for good food and good socializing in the Common Area.

As has become a tradition over the past years, this year's picnic will be a pot luck feast of appetizers and desserts. River Oakers of all ages are invited to attend. There will be more than enough food if each household brings one dish of food to pass. The homeowner's association will provide non-alcoholic beverages. Otherwise, BYOB.

The time will be late afternoon into early evening, the exact hours of the event to

be announced later. Look for more details in the next copy of Oak Leaves.

If there are any residents who would like to help Linda Saxton in organizing this event, please contact her at 393-2206.



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Road Tar Alert



Parents, we need your help! Last year contractors for the City of Warrenton filled cracks in the road surface with a tar-like substance. This was part of a road maintenance project.

Recently children playing in the subdivision have begun to pull up this tar filler which is necessary to maintain the surface treatment. We need your help in talking to your children to explain to them that this damages the road and that they shouldn't pull up the tar.

Entrance Sign Update

As was explained in the last Newsletter, the entranceway project is progressing into the phase of obtaining City of Warrentville approval for the proposed sign. The following are more details that explain the current state of affairs regarding the sign.

It is necessary to redo the current sign, which has split in half lengthwise. At the time of the Annual Meeting of the ROIA in February of this year, the proposal called for two brick signs, one on the north corner of Ridge Drive and Rt. 59, and one on the south corner. After the meeting, the Board contacted the City in order to get their input as to possible locations for these two signs. Over the past several months, several City crews and consultants have visited the entranceway in the iterative process of determining the best location for the sign.

The City utility departments were helpful in marking the areas of utility easements that could not be encroached on by a sign. It turns out that the utility easements run into River Oaks along the north side of Ridge Drive. This makes it impossible to get permission to put a sign at the north corner of Ridge and Rt. 59.

The current sign in the center island is not a good location as far as traffic safety is concerned. A consultant for the City came out to evaluate the area and noted that the current sign position blocks the view of traffic for cars turning out of the subdivision that are not the first in line. A copy of their letter was provided for the Board to read.

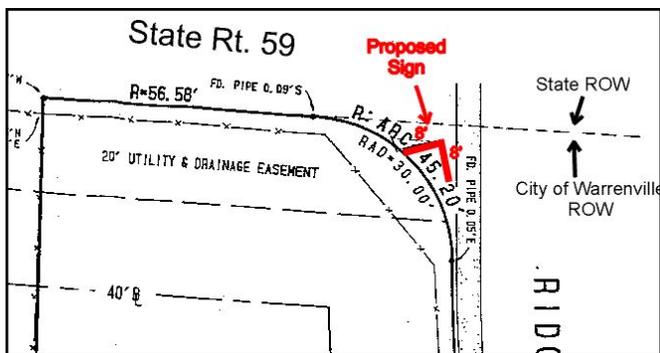


Figure 1: Plat of South Corner, Rt. 59 and Ridge Drive, showing ROWs

On the south corner of Ridge and Rt. 59, there is a narrow curve of land that is City of Warrentville Right of Way (Figure 1). This area is outside the homeowner's lot line, with no utility lines running under-

neath. It is also out of the State ROW for Rt. 59. The sign should not be in the State ROW because it is an area that would be difficult to get permission to build in, as well as being an area that would be vulnerable to any future widening of Rt. 59. The consultant described this area as being suitable for placement of a sign.

With only one sign for the entrance now possible, it became necessary to find a shape that would be visible for both north- and south-bound Rt. 59 traffic. A two-sided sign was necessary, as well as one that would not be obscured by the Rt. 59 fence-line for northbound traffic ap-

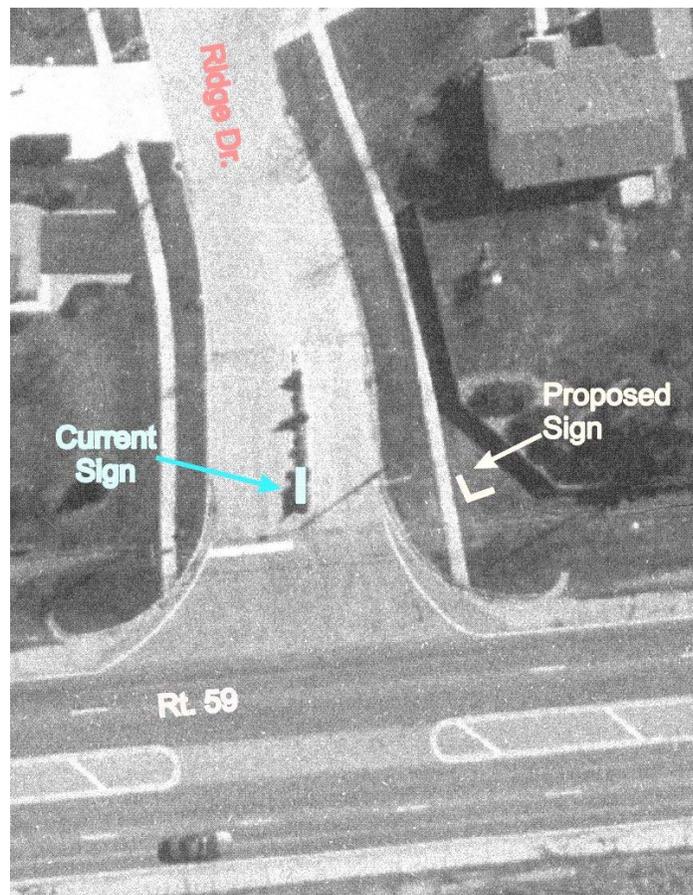


Figure 2: Overhead Photo, Showing Placements of Current Sign and Proposed Sign

proaching the subdivision. These considerations led to the V-shaped sign design mentioned in the last Newsletter. Figure 2 shows approximate placements of current and proposed signs on an overhead photo of the intersection.

Mentioned at the Annual Meeting and in subsequent
(Continued on page 3)

newsletters was the possibility of erecting the sign on the private property of the adjacent homeowners, if they would be willing to sign a legal document that would allow for these signs, a legal document that would be binding for them and any other subsequent homeowners. In its most recent comments, which were represented at the Board meeting held last week, the City's Department of Community Development explained that there are significant difficulties in being granted permission for such signs on private property.

Signs on private property require a more difficult, lengthy, and costly endeavor because of City regulations that must be followed. Such signs would require special public hearings, the expenses for which would have to be provided in their entirety by the Homeowners Association. The tally would have exceeded several thousand dollars. But if the sign were erected in the City ROW and not on private property, the process would only involve an application for a revocable ROW permit. The Board had marked the initial placement of the V-shaped sign, without considerations of avoiding the private property, in an area that was nearly in the City ROW based solely on visibility issues. With a minor adjustment to the north, the sign position proposed is now completely in the City ROW.

In order to obtain a revocable ROW permit for the sign, a request for the permit must be submitted to the Commu-

nity Development Department. This was done this week, on July 18th. This request includes a line drawing of the sign showing its dimensions (see Figures 3 and 4), as well as a copy of the plat showing the proposed placement of the sign. In addition, the Board submitted a copy of an overhead photograph of the intersection, which the Community Development Department had provided, showing the position of the current sign as well as the proposed sign. Finally, a letter signed by the homeowners of the adjacent Lot 66, stating that they are aware of the proposed sign placement adjacent to their property and that they give their approval, was also included.

The Community Development Department will review this information, which they will then submit to the City's Committee of the Whole for Community Development. This Committee will decide if it meets with their approval to be placed on the consent agenda of the City Council. If they approve and it is put on the consent agenda, then the City Council will be able to vote on the issue at a subsequent meeting. The process of City approval has begun. River Oaks must now wait for the City to process the information through the required channels. Once that is done, and if permission is granted, construction on the sign can begin shortly thereafter.

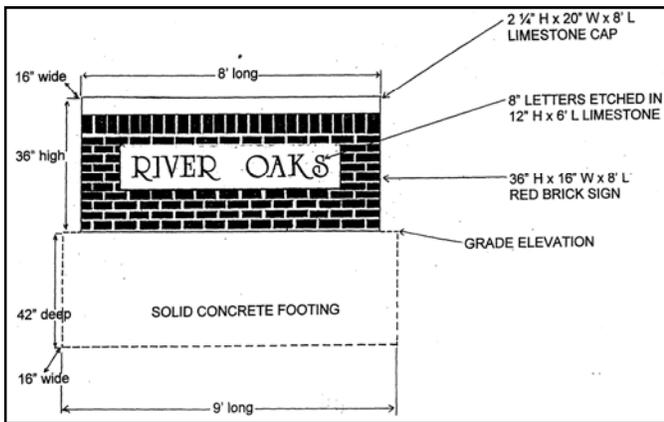


Figure 3: Sign Details, One Side of V-Shaped Sign

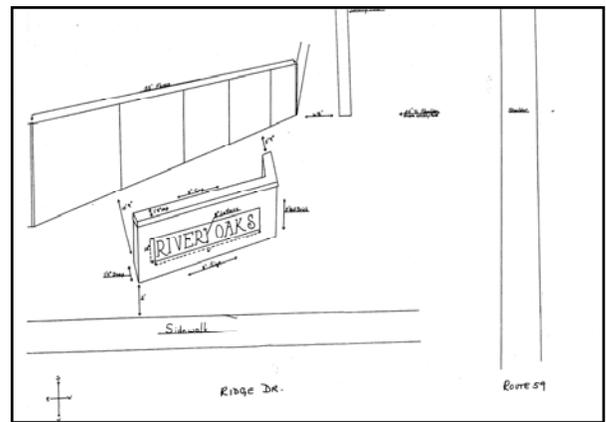


Figure 4: Sign Details, in Perspective

Board of Directors			
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