

2002

CALENDAR

- Thursday, February 21st,
Annual Mtg-City Hall
- Tuesday, March 5th,
Board Mtg - Tentative
- Saturday, March 23rd
Return of Easter Egg Hunt



River Oaks Improvement Association



NEIGHBORHOOD ALERT

Sad to say, but in recent months there have been a rash of minor incidences in our neighborhood.

In late September a number of cars in the lower cul-de-sac (and one car on upper River Oaks Drive) were sprayed a type of pink aerosol, possibly the spray used to temporarily color hair. The police were notified and a report logged. Luckily damage was minor but one car had repairs of \$300+. Another incident report to the neighborhood watch occurred to a house by the easement sidewalk, of a homeowner who was alerted by dogs that someone was lurking around the house and may have even tried the front door for access, and even came back later. This was in the early to mid morning. Another incident of a small older red car whose driver actually knocked on a door of a homeowner asking for gas money, and finally an intruder who did go into a home (in December) and left muddy footprints in the carpet, but thankfully nothing was taken and the homeowners were not at home at the time. This is an appeal to re-activate our neighborhood watch program. We need block captains, at least 3, one upper, one lower, and possibly two more on the long stretch of River Oaks. These are disturbing to be sure, but we still have a very safe neighborhood. Anyone interested please call Linda Saxton, 393-2206. Also I encourage people to please call the police and have a report written, nothing is to minor, you may never know what's important. The police track these minor occurrences and can sometimes see a pattern, and will alert us to be on the lookout for things that have happened in other neighborhoods in Warrenville.

Minutes Board of Directors Meeting

Date: October 22, 2001

Present: Marnee Sinnott, Marilyn Hayes, Bob Bates, Augie Hirt, Linda Saxton, Lois Hitchcock, Becky Christiansen

Marnee called the meeting to order at 7:35 PM

Motion: Linda made a motion to accept the minutes as written. Lois seconded the motion. The motion passed.

Treasurer's Report: Marilyn gave her report. It was decided to include in the next Newsletter a summary of the late fees (25% of quarterly fee for each quarter past due) and liens (placed after dues are a year or more behind). The Board agreed that the treasurer should attempt to contact delinquent homeowners in advance of placing the lien and try to see if a payment plan is feasible.

ASSETS

Cash and Bank Accounts	
90 Day CD	12,285.43
Entryway	296.89
ROIA Checking	2,371.63
Total Accounts	14,953.95
TOTAL ASSETS	14,953.95

Bob made a motion to accept the Treasurer's report. Augie seconded the motion. The motion passed.

Entertainment: Report from Lois

Garage Sale – successful sale this year. A suggestion was made for future years to put a map of the subdivision at the entrance to River Oaks showing the location of those houses participating in the sale.

Annual Picnic – successful picnic, which had to be moved at the last minute due to the wet state of the Common Area.

Halloween Bonfire – scheduled for Saturday October 27th. With the success of the picnic in mind, it was decided to hold the event in the lower cul-de-sac as well. Glow necklaces will be provided for the children in order to keep better track of them in the dark.

City Liaison: No report.

Neighborhood Watch: There was an incident at the end of September where a number of cars were spray painted by vandals. The police are investigating the case.

Landscaping: Marnee will be sending out bid requests to Brickmann and other landscapers for two-

year contracts for the Common Area maintenance. Bob will look into moving the old subdivision sign to new location on or near the river bank. The Board agreed to buy bulbs to be planted in the entranceway areas, and John Christiansen volunteered to do the planting.

Newsletter: Linda will be including the late fee and lien information in the next Newsletter. She will also include information about Augie's appointment to the Board, and the new families in the neighborhood.

Old Business: The check to the City of Warrenville for \$25 for the use of City Hall for the Annual Meeting last February was written.

New Business: None.

Motion: Becky made a motion to adjourn the meeting. Bob seconded the motion. The meeting adjourned at 9:10 PM.

*Respectfully submitted, Becky Christiansen,
Secretary*

The next Board meeting is scheduled for Monday, December 3, at 7:30 PM, at the Saxtons' 2S 539 River Oaks Drive.

Net Worth Report As of 10/22/01

Acct	10/22/01 Balance
ASSETS	
Cash and Bank Accounts	
90 DAY CD	12,285.43
Anden	0.00
Entryway	296.89
ROIA CHECKING	2,371.63
TOTAL Cash and Bank Accounts	14,953.95
Other Assets	
Culdesacs	0.00
TOTAL Other Assets	0.00
TOTAL ASSETS	14,953.95
LIABILITIES	0.00
OVERALL TOTAL	14,953.95

Minutes Board of Directors Meeting

Date: January 7, 2002

Present: Marnee Sinnott, Marilyn Hayes, Augie Hirt, Linda Saxton, Lois Hitchcock, Becky Christiansen

Absent: Bob Bates

Guests: John Christiansen

Marnee called the meeting to order at 7:40 PM

Motion: Linda made a motion to accept the minutes as written. Marilyn seconded the motion. The motion passed.

Treasurer's Report: Marilyn suggested that the Board consider doing only one mailing for dues each year. This one invoice would have four tear-off forms to be returned with the four quarterly payments required on dates specified on the tear-offs. It would be the responsibility of the homeowner to send in the payments by the due dates. The Board agreed to this new billing method.

The Board will be filing one lien on a homeowner who is now delinquent by more than four quarters.

ASSETS

Cash and Bank Accounts

90 Day CD	12,367.80
ROIA Checking	1,706.47

Total Cash and Bank	14,074.27
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TOTAL ASSETS	14,074.27
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LIABILITIES	0
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OVERALL TOTAL	14,074.27
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Becky made a motion to accept the Treasurer's report. Lois seconded the motion. The motion passed.

Entertainment: Lois reported that the Easter Egg Hunt is scheduled for Saturday, March 23, the weekend before Easter weekend. A committee meeting will be held to plan the event. Lois asked that the budget for Entertaining be increased by \$50 to cover this newly-added event.

City Liaison: No report

Neighborhood Watch: Linda will be looking into finding more block captains for the Watch. She will also be reporting on recent incidents in River Oaks in the next Newsletter.

Landscaping: Marnee received one proposal returned for the maintenance work in River Oaks. Brickmann, the current service that maintains the Common Areas, has offered a two year contract for \$7904 per year. This is an increase of \$232 per year over the previous contract. This figure does include the added task of maintaining the front entryway plantings. The Board agreed to accept this contract. Marnee suggested that the Landscaping budget be increased by \$50.

John Christiansen reported that he planted 950 bulbs in the entryway, a combination of daffodils and grape hyacinths, in the same color layout as the summer flowering perennials and shrubs that are planted there.

John also reported on the accumulated damage to the river bank due to the heavy rains in the spring and fall. The terraces are perfectly intact, but the spillway area under the stairs has suffered considerable erosion. He suggested that the Board attempt to get rip rap delivered from a stone company to be put under the stairs in order to stop the erosion. Becky made a motion to allocate an expenditure of up to \$300 for the rip rap, and Lois seconded the motion. The motion passed.

Newsletter: Linda will be working on the new River Oaks Directory. It was suggested to decrease the Newsletter budget by \$50.

Old Business:

Entryway Lighting: The Board agreed that there should be lighting of the entryway sign and would begin the project in the new fiscal year. The money for such a project would come from the reserve funds, rather than a dues increase.

New Business:

Budget: The Board drafted the following Budget for the fiscal year beginning on March 1, 2002. Dues are assessed by taking the budgeted amount of \$10,240 and dividing by 64 houses. The annual assessment will be \$160 per house, unchanged from last year, which can be paid in four quarterly installments of \$40 each.

Annual Meeting	\$100
Annual Review	500
Discretionary	300
Entertainment	350
Insurance	250
Landscaping	8,250
News Letter	250
Property Tax	80
Treasurer	160
TOTAL EXPENSES	\$10,240

ROIA Budget		
Budget Category	2001	2002
Annual Meeting	\$100	\$100
Annual Review	500	500
Discretionary	350	300
Entertainment	300	350
Insurance	250	250
Landscaping	8,200	8,250
News Letter	300	250
Property Tax	80	80
Treasurer	160	160
TOTAL EXPENSES	\$10,240	\$10,240

Here is the 2002-2003 budget.



WELCOME TO THE NEIGHBORHOOD

We would like to welcome our new neighbors in lot 59. They are Patrick and Diana Banning and new daughter Riley. Also in lot 61 are Bob and Karen Edgerton with children, Amanda, Brent and Cameron. May you spend many years here!



Now that our new brick sign is in the entryway, it apparent that light is needed. The main focus of the board will be to have light installed. All suggestions are welcome, just call any board member with your recommendation, or better yet, anyone can come to a meeting and voice their opinion in person.



ANNUAL RIVER OAKS MEETING
Thursday, February 21st, 2002 @ 7:00pm

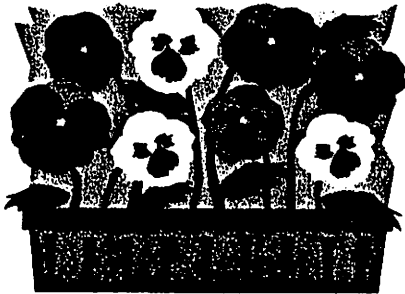
This year's meeting will be the new city hall. We will have some new board members voted in. There are 4 outgoing members, Marnee Sinnott, Becky Christiansen, Augie Hirt and Bob Bates. Good news is that both Marnee and Augie have agreed to fill 2 of the open spots. One of our newer neighbors, Chris Boettcher, has agreed to accept the nomination. I know some of you have been called, if you have not made a decision as yet, that's all right, and you can always be a write in. I encourage you to join us. We meet 8-9 months of the year. The meetings are generally 7:30pm to 9:00pm; each new board selects a day of the week; we try to find a day that's good for all members. Contact any board member below:

Marnee Sinnott	393-2808	thefullmarnee@attbi.com
Bob Bates	393-0886	BatesRC@aol.com
Marilyn Hayes	863-1424	hayesmarjm@aol.com
Linda Saxton	393-2206	lsavalon@yahoo.com
Augie Hirt	393-6492	hirt@verizon.net
Lois Hitchcock	393-2409	lmhitch@aol.com
Becky Christiansen	393-4946	ephian@twoevilmonks.org



RETURN OF THE EASTER HUNT !

The entertainment committee is reviving the annual River Oaks Easter Egg Hunt. The date will be Saturday, March 23rd. A reminder flyer will go out with the time, plan on mid-morning. Volunteers will be needed to stuff the plastic eggs, and help hide them. Lois Hitchcock will be coordinating, please call her at 393-2409. Each family that wishes to participate, please donate bags of wrapped candy by Monday, March 18th. The candy can be dropped off at any board member's house or directly to Lois. That egg hunt will be in the common area, with the children separated into 3 age groups. Some eggs will have special prizes. This has always been lots of fun, bring your camera!



SPRING FLOWERS

Since it just started snowing, our thoughts are turning to Spring. This spring we will all enjoy the hard work of Jon Christiansen who planted 950 bulbs in the entryway. We will be treated to grape hyacinths and Dutch Master daffodils.

John reported to the board that water damage to the riverbank occurred due to heavy rains. He will spearhead the project to place riprap on the bank to stop the erosion. I'm sure John will appreciate help when the stone is delivered.