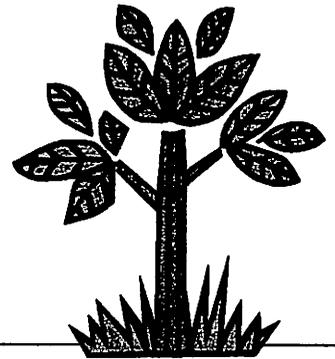


# *River Oaks News Letter*

January, 2005

Annual Meeting Edition



**The annual meeting of our homeowners association will be February 17 at 7:30 in the Warrenville City Hall council chambers.**

**Please check your records to verify that your homeowners dues are current, as you know, our by-laws mandate that homeowners must be 'in good standing' with regard to dues being up to date before a homeowner may vote.**

**Homeowners may find there will be a lot to vote about. Marnee has expressed a concern about the eight homeowners that are past due. If you are having a financial hardship with the dues, please contact Marnee, she will work out a confidential agreement to you help work through any problems. One way to stay current is to pay the whole year up front !**

## **The Wall:**

By now you should have received an updated letter from your board members. Included with this letter is a synopsis from Larson Engineering.

Your homeowners association will need one new member to be on the ballot for the next term. Linda Saxton and Joe Lanute will be running again and we need to fill a space left vacant when Mr. Boettcher steps down. A hefty thank you to Chris for his service with the board, he will be missed not only for his hard work but, he and his wife always had good food and drink when hosting a meeting !

Should you need an absentee ballot, please contact Ruth Brackman.

Behold, our ( proposed ) 2005 budget:  
Based on income this year of \$ 15,360.00.....

Annual Meeting ...	\$ 80.00
Annual Review.....	\$ 350.00
Electric.....	\$ 350.00
Entertainment.....	\$ 180.00
Insurance.....	\$ 650.00
Landscaping.....	\$ 8250.00
Newsletter.....	\$ 80.00
Property tax .....	\$ 100.00
Retaining wall .....	\$ 5120.00
Treasurer.....	\$ 200.00

The board has plans to get new bids on Annual Review and Insurance, we hope some shopping will save money in these two areas.

Remember, there is no parking on the streets when we have a snow fall above two inches.

The Board has received a report from Larson Engineering of Illinois (LEIL) in response to ROIA's request for proposal for a structural evaluation of the retaining wall. A recap of the report is outlined below. Should anyone have questions about the report, please attend the Annual Meeting, where copies of the report will be available, and the report will be reviewed. If you cannot attend the Annual Meeting, please forward any questions about the report in writing to a Board member.

The Board requested several tasks to be performed relative to the retaining wall: (1) a linear and a topographic survey of the retaining wall; (2) survey of lot lines associated with the retaining wall; (3) investigation of the backfill material behind the retaining wall; (4) a professional opinion as to the condition of and the expected life of the wall, and; (5) anticipated budgets for a replacement wall.

#### SURVEY:

The retaining wall assembly consists of three tiered walls, each approximately 4 feet high and spaced 4 to 5-1/2 feet apart. The lower 2 walls are approximately 250 feet long while the top wall is approximately 80 feet in length.

The southern terminus of the lower wall is in the common area, while the northern terminus is on the property line of lot #8. The other two walls lie entirely within lots # 8 & 9 and the drainage/access easement.

LEIL has established 18 benchmarks (marked with nails) throughout all three walls so any movement of any of the walls can be quantified by a future survey.

#### SOILS & BACKFILL:

It is LEIL's opinion that, while the backfill material behind the wall was not properly compacted when the current retaining wall was built, the material is suitable for re-use as backfill material.

#### CONDITION & LIFESPAN:

The wall was observed to be stable with no sign of imminent structural failure. However, the wall is deteriorating. Rot was found in a number of the (sub-surface) lateral tiebacks as well as in the visible exterior faces of the wall. LEIL estimates that at least 50% of the lateral tiebacks are either rotted or the connection between the tieback and the face of the wall is suspect.

LEIL recommends that the wall be replaced within 5 years.

**BUDGET:**

LEIL contacted Unilock, a manufacturer of segmented concrete block wall materials for estimates. Unilock provided three estimates: \$130,000 for small blocks, \$220,000 for medium blocks and \$270,000 for a large block wall. LEIL recommended that an additional \$85,000 be budgeted for removal of the existing wall.

**DISCUSSION:**

The retaining wall needs to be replaced. Timber retaining walls can be expected to fail during their lifetime. Segmented concrete block walls can be engineered and installed to achieve a very long lifetime. The existing walls will need to be removed in order to properly install a new wall.

The budget numbers provided by LEIL are significantly higher than the budget numbers the Board had previously been using (\$120/Face Square Foot versus \$29/FSF). Additional discussions with the City and several contractors have indicated that the \$29/FSF figure is probably a more accurate budget number. (Budgets do not include remediation of the common area)

It should be noted that the cost for a replacement wall is highly dependent on both the design and the materials used. The length, height and number of walls all impact the cost.

The Board is investigating 2 basic design concepts: a single 10 foot high wall rising approximately 10 feet and running along the footprint of the lowest current wall and a two tiered wall, each wall rising roughly 5 feet roughly in the footprint of the existing lower walls.

Minutes December 15, 2004

RIVER OAKS IMPROVEMENT ASSOCIATION

**ATTENDANCE:** Linda Saxton, Ruth Brackmann, Chris Boettcher, and Marnee Sinnott <sup>Tom Sinnott, Jim Starkey</sup>

**ABSENT:** Joe Lanute

**GUESTS:** Rick Deist and Tom Sinnott (The Carlson's invited but did not show) —

Call to Order: 7:50pm

**Larson Engineering Survey:** Tom Sinnott explained the Larson Survey findings and highlighted the potential impact on Lots 8 & 9. The Survey show that these Lots intersect with the Retaining Wall and maybe adversely affected, depending on the final wall design. Mister Deist thanked The Board for its candor and pledged his support.

**SECRETARY REPORT:** Presented and approved as written

**TREASURE REPORT:** Approved: All 2004 obligation paid; Collected assessment(s) still in our possession.

**Keith Letsche (Lawyer):** Letter sent, awaiting a reply.

**ENTERTAINMENT COMMITTEE:** Nothing to report

**CITY LIAISON:** Ruth will contact the Planning Commissioner to ascertain if The City of Warrenville has any financial obligation with the replacement of the retaining wall.

**NEIGHBORHOOD WATCH:** No report

**NEWSLETTER:** No report

**LANDSCAPING:** Nothing to report

**NEW BUSINESS:** Canvassing for new Board Members. Four possible positions need to be filled. Establish budgets for 2005.

**ADJOURNMENT-** 8:35pm

## Budget Performance

3/1/04 Through 2/28/05

1/4/05

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Category Description	3/1/04 Actual	- Budget	2/28/05 Difference
<b>INCOME</b>			
DUES	14,080.00	15,360.00	-1,280.00
Int. earned	12.54	450.00	-437.46
<b>TOTAL INCOME</b>	<u>14,092.54</u>	<u>15,810.00</u>	<u>-1,717.46</u>
<b>EXPENSES</b>			
Annual Meeting	0.00	100.00	100.00
Annual Review	900.00	350.00	-550.00
Discretionary	0.00	130.00	130.00
Electric	220.52	350.00	129.48
Entertainment	182.95	200.00	17.05
Insurance	610.00	500.00	-110.00
Landscaping	8,205.29	8,250.00	44.71
News Letter	0.00	100.00	100.00
Property Tax	88.30	100.00	11.70
Retaining Wall Fund	6,297.55	5,120.00	-1,177.55
Treasurer	132.84	160.00	27.16
<b>TOTAL EXPENSES</b>	<u>16,637.45</u>	<u>15,360.00</u>	<u>-1,277.45</u>
<b>OVERALL TOTAL</b>	<u>-2,544.91</u>	<u>450.00</u>	<u>-2,994.91</u>

## Net Worth

As of 1/4/05

1/4/05

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Account	1/4/05 Balance
<b>ASSETS</b>	
Cash and Bank Accounts	
90 DAY CD	0.00
ROIA CHECKING	9,832.70
<b>TOTAL Cash and Bank Accounts</b>	<u>9,832.70</u>
<b>TOTAL ASSETS</b>	<u>9,832.70</u>
<b>LIABILITIES</b>	0.00
<b>OVERALL TOTAL</b>	<u>9,832.70</u>