

July 2006



River Oaks Newsletter

Volume 4

The revised budget will be voted on at the next homeowners association; as part of the reassessments throughout Warrentville, the property tax bill which was \$100 is now \$0. Therefore, all items will remain as presented with the additional \$100 going into the retaining wall fund. All homeowners are invited and encouraged to attend the meeting July 11th to vote on the revised budget for the fiscal year.



Hope all who participated in the garage sale had a profitable day! Thank you Robert Stout for placing newspaper ads and the signs on Route 59.

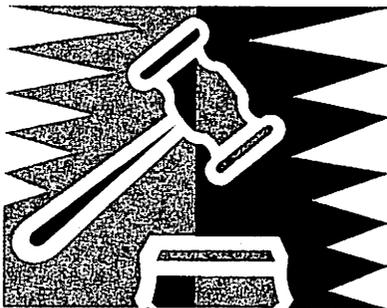


There has been some concern regarding draining at the lower cul-de-sac entry way into the common area. Ruth will be contacting the city to address drainage concerns. Placing crushed gravel in the lower walk way has been suggested. If you have any input, please call Ruth Brackmann or any board member for thoughts or suggestions.

River Oaks 2006 Board of Directors;

| | | |
|------------------------|--|-----------------|
| President | Linda Saxton lsavalon@yahoo.com | 393-2206 |
| VP/City Liaison | Ruth Brackmann Brackmann2@comcast.net | 393-6830 |
| Treasurer | Rick Deist | 393-1309 |
| Secretary | Dave Sartore itbizman@yahoo.com | 836-0499 |
| Landscaping | Pete Molina pmjm9262@yahoo.com | 393-2113 |
| Entertainment | Robert Stout stout1@yahoo.com | 836-0774 |
| Newsletter | Robin Hodges robin.hodges@bairdwarner.com | 393-7761 |

The Board of Directors hold monthly meetings that are open to all River Oaks residents. The meetings will be generally held the second Tuesday of each month at 7:30 in the evening, though time and place may vary.



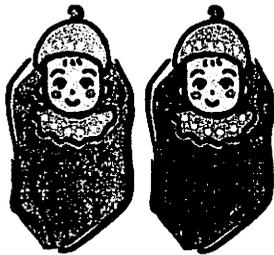
**Next meeting is scheduled for
Tuesday, July 11th 7:30 at
Pete Molina's residence;
2S510 River Oaks Drive**

SERVICE DIRECTORY

This list is furnished as a courtesy:
Homeowners assume the responsibility for any references

| Name | Age | Phone # | Service Provided |
|--------------------|-----|----------|----------------------|
| Brittney Boettcher | 11 | 393-7830 | Baby Sitting |
| Matt Hawks | 18 | 607-8622 | Home & Lawn Services |

*Please call or email if you wish to have your name added, or if any changes need to be made. Thank you. Robin Hodges at 393-7761 or robin.hodges@bairdwarner.com



John & Andrea Archambo (lot 52)
 welcomed twins Max & Olivia in
 May—Congratulations!



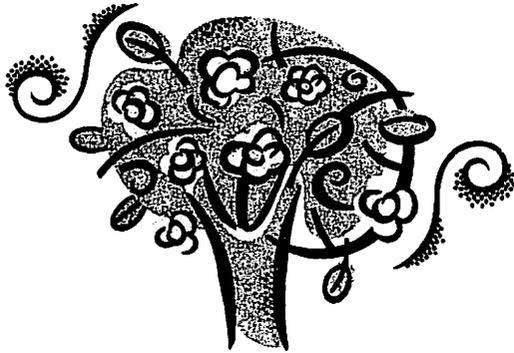
Best wishes to Frank & Ana Vainisi's (lot 2) daughter Sara Vainisi on her recent wedding, June 11th!

The River Oaks Newsletter should be a friendly community forum in which we can “help our neighbors” with notices of possible baby sitters, day care, pet care, lawn care, etc.. or ads to sell the car or furniture. Please contact Robin Hodges if you would like to be mentioned in the next monthly newsletter. It’s a great way for adults and teens alike to advertise within River Oaks!



If you would like to announce a recent birth, wedding, or great achievement please let us know.

The board will be looking into opening a money market account at a local Warrentville bank in the near future.



Correction!

The tulip tree planted at lot 27 parkway was not in memory of Millie Murphy, but from the City of Warrentville during National Arbor Day celebrations in 1992 in commemoration of the parkway tree planting program here in River Oaks. The tree planted in memory of former River Oaks neighbor, Millie Murphy, was actually planted on city property behind the Albright Museum back in 1996. The missing plaque from the tree at lot 27 has been located, as some friendly neighbors noticed it unattached and kept for safe keeping. The board is reviewing different options to attach the plaque in a more secure way to prevent it becoming unattached again.

Thank you Becky Christiansen and Marnee Sinnott for clearing up this issue!



Tentative date for the River Oaks annual picnic will be the second weekend in September to be held near the upper court on Ridge. As in years past, there will be a moon walk for the kids, games, prizes and everyone brings a dish to pass. Further information to follow...

Please call or email suggestions to Robin Hodges at 393-7761 or email to robin.hodges@bairdwarner.com

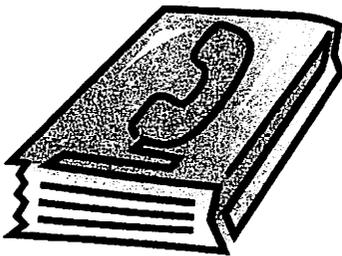


TREASURERS NOTES

Moving or refinancing and need a current paid assessment letter? Please contact Rick Deist *in advance* to prepare a letter from the association advising your financial lender current paid status in the River Oaks Homeowners Association.

First quarter dues of \$60.00 were due May 31st. Second quarter payment of \$60.00 will be due August 31st. Remember, all past due payments will be assessed a \$10.00 late fee.

A recent net sheet report is attached to the end of this newsletter.



The updated 2006 River Oaks Directory has been distributed. If you have not received a copy, or need to make any corrections or additions please contact Robin Hodges at 393-7761 or email corrections to; robin.hodges@bairdwarner.com.

FUTURE WEBSITE UNDER CONSTRUCTION:
WWW.ROIA.ORG



Out in the horizon...
The board is considering to have a Halloween Party in October —any suggestions or volunteers?

Net Worth - As of 6/12/2006

As of 6/12/2006

6/12/2006

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| Account | 6/12/2006 Balance |
|-------------------------------------|----------------------|
| ASSETS | |
| Cash and Bank Accounts | |
| 90 DAY CD | 0.00 |
| ROIA CHECKING | 20,418.56 |
| TOTAL Cash and Bank Accounts | 20,418.56 |
| TOTAL ASSETS | 20,418.56 |
| LIABILITIES | |
| | 0.00 |
| OVERALL TOTAL | 20,418.56 |

River Oaks Improvement Association

6/13/06

Board Meeting – Called to order @ 7:36 PM

Members attending in person:

Robert Stout
Ruth Brackmann
Robin Hodges
Dave Sartore
Rick Deist

1. Budget

- ✓ Updated/modified budget to be presented
- ✓ Property taxes lowered to \$1 for common area
- ✓ Common area tax budget to be reallocated to cover an existing \$34 shortfall
- ✓ Insurance costs lower than budgeted
- ✓ Any existing excess funds to be allocated next meeting per vote
- ✓ Ads placed for garage sale
- ✓ Plan to add late fees/fines collected to future budget publications
- ✓ Need to verify if fees/fines should be a projection item on future budgets
- ✓ \$290 in outstanding dues remaining from prior year
- ✓ Treasurer's report accepted

2. Landscaping

- ✓ Trees in lower circle need to be trimmed

Meeting adjourned @ 8:50 PM

Minutes prepared by: [D.Sartore, 6/18/06]