



# River Oaks Newsletter

Volume 9  
December, 2006



## Important Notice

Third quarter payments were due November 30th. The ROIA fiscal year runs from March 1st to February 28th. Each quarter is \$60 with a total payment of \$240 per year. This important fund covers insurance, entrance sign maintenance, landscaping, retaining wall fund and much more as shown on the monthly budget reports.

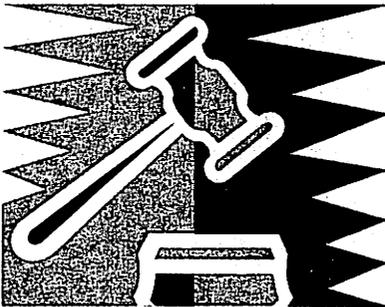
We have several homes behind in payments. Please be advised if you are late one quarter there will be a \$10.00 late fee assessed to each quarter paid late. The board will make every effort to make a homeowner aware of any late balances with an opportunity to become current in payment. We encourage homeowners to contact any board member with questions or concerns if payments are behind; every effort will be made to assist in becoming current. If payments become grossly overdue you will be notified of a lien being placed on your property. If a lien is filed it will prevent a seller from selling their home without ROIA receiving funds, this includes any court costs incurred by the board. It is imperative the funds are available to keep the budget running smoothly.

Remember, if your account is not current, you will not be able to vote at the upcoming annual meeting.

**River Oaks 2006 Board of Directors;**

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

**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, December 19th 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

<u>Name</u>	<u>Age</u>	<u>Phone #</u>	<u>Service Provided</u>
Brittney Boettcher	12	393-7830	Baby Sitting
Matt Hawks	18	836-9706	Lawn work, leaf raking, snow shoveling

\*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](mailto:robin.hodges@bairdwarner.com)

**HAPPY HOLIDAYS!**  
**FROM THE BOARD**

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!

Thanks to everyone who contributed to Bridges Community Sleep Out Saturday Night. We provided enough money for 20 shelter nights. Thanks Again!  
Matt Hawks



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

The work on the river has stopped for the year, although they thought they would finish our part this year, the weather was too wet. Work will resume 4/2/2007.



Pete Molina has received landscape bids for our upcoming deadline to sign a new agreement. After contacting five landscape contractors, Brinkman was once again the most competitive priced.



No parking is allowed on a City street during the 24-hour period immediately following a 2" snow fall, or until the street is cleared.

When weather permits, please be courteous to others; if a car is parked on one side of the street don't park another car on the other side parallel with the car on the other side. This makes it difficult to get through, particularly for any emergency vehicles that may find it necessary to head towards the lower cul-de-sac. The city is constantly monitoring road accessibilities and street parking habits.

Also, no parking is allowed in the upper and lower cul-de-sacs on the center islands. Thank you for your cooperation.

Remember the leash law; be sure your pet is on a leash at all times.



Please call or email suggestions to Robin Hodges at 393-7761 or email to [robin.hodges@bairdwarner.com](mailto:robin.hodges@bairdwarner.com)

**Third quarterly payment of \$60.00 was due November 30th. If you have not paid the third quarter balance please remit as soon as possible. All past-due payments will be assessed a \$10.00 late fee. Remember, you may choose to pay the remaining fourth quarter in advance, which is \$60.00 (in addition to \$60.00 due November 30th).**

**Third quarter dues of \$60.00 were due November 30th  
Fourth quarter dues of \$60.00 will be due February 28th**

**Call Rick Deist at 393-1309 with any questions or concerns.**



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.



\*Attached is the current net sheet and budget report

**FUTURE WEBSITE UNDER CONSTRUCTION:**

**WWW.ROIA.ORG**



## Net Worth Report - As of 11/20/2006

(Includes unrealized gains)  
As of 11/20/2006

11/20/2006

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Account	11/20/2006 Balance
<b>ASSETS</b>	
<b>Cash and Bank Accounts</b>	
90 DAY CD	0.00
ROIA CHECKING	19,062.30
<b>TOTAL Cash and Bank Accounts</b>	<b>19,062.30</b>
<b>TOTAL ASSETS</b>	<b>19,062.30</b>
<b>LIABILITIES</b>	
	<b>0.00</b>
<b>OVERALL TOTAL</b>	<b>19,062.30</b>

## Budget-Current Year - Current Year

3/1/2006 through 2/28/2007 Using Budget 06

11/20/2006

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Category Description	3/1/2006 Actual	- Budget	2/28/2007 Difference
<b>INCOME</b>			
DUES	12,535.00	15,360.00	-2,825.00
<b>TOTAL INCOME</b>	<b>12,535.00</b>	<b>15,360.00</b>	<b>-2,825.00</b>
<b>EXPENSES</b>			
Annual Meeting	19.16	80.00	60.84
Annual Review	0.00	350.00	350.00
Electric	173.66	300.00	126.34
Entertainment	60.80	250.00	189.20
Insurance	998.00	998.00	0.00
Landscaping	8,047.75	8,250.00	202.25
News Letter	15.78	60.00	44.22
Property Tax	0.00	0.00	0.00
Retaining Wall Fund	0.00	4,892.00	4,892.00
Treasurer	89.31	180.00	90.69
<b>TOTAL EXPENSES</b>	<b>9,404.46</b>	<b>15,360.00</b>	<b>5,955.54</b>
<b>OVERALL TOTAL</b>	<b>3,130.54</b>	<b>0.00</b>	<b>3,130.54</b>

## **River Oaks Improvement Association**

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10/10/06

Board Meeting – Called to order @ 7:44 PM

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### **Members attending in person:**

Robert Stout  
Ruth Brackmann  
Robin Hodges  
Dave Sartore  
Pete Molina  
Rick Deist  
Linda Saxton

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### **1. Review**

- ✓ Prior meeting minutes review and acceptance pending updates
- ✓

### **2. Budget**

- ✓ Budget report review
- ✓ Accounts payable statements review – two years of payment history reviewed
- ✓ Discussed purchasing QuickBooks next year to improve budget tracking and reporting efficiency
- ✓ Budget for garage sale may need to be increased next year
- ✓ Some association dues remain delinquent

### **3. New Business**

- ✓ River cleanup project continues
  - ✓ No construction traffic from river cleanup project in River Oaks
  - ✓ Returned mail from PO Box issue – it is unclear why some mail is being returned by the post office. Post office states that there is a possible “glitch” in their system.
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**(CLOSED SESSION BEGINS 8:35PM)**

## **River Oaks Improvement Association**

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(CLOSED SESSION ENDS 8:55PM)

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### **4. Entertainment**

- ✓ Garage sale may require additional funding for next year to due increased advertising costs

### **5. Landscaping**

- ✓ Weeding has been performed by the sign/lights near the neighborhood entrance
- ✓ Request for Proposal was reviewed for landscaping services (2007-2009 contract)

**Meeting adjourned @ 9:35 PM**

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Minutes prepared by: [D.Sartore, 10/20/06]