

June 20, 1991

PRESENT: Tom Sinnott, Toni Oster, Cheryl Soelke, Gloria Langston, Millie Murphy,
John Christiansen, Amy Salyer, Linda Saxton

The meeting was called to order at 7:40 PM by Tom Sinnott.

TREASURER REPORT: Gloria Langston gave a verbal and written financial report. Gloria circulated an invoice received from H & B for groundskeeping services which was approved for payment in the amount of \$1,020.00 for the period 4/26/91 thru 5/31/91. Gloria also circulated an invoice from the Association attorney which was approved for payment.

Gloria reported that currently there are three families past due on the association dues. A late fee of \$15.00 will be included on the next notice sent out to these families. It was also discussed that two properties in the subdivision have liens against them for non-payment of association dues. One property is in the process of foreclosure. An Affidavit was received by the Association to complete regarding the amount of monies owed to the Association and this will be completed by the treasurer and returned to our Attorney as soon as possible so that the lien against the foreclosed property can be satisfied. Although there is a possibility if the funds are not sufficient from the foreclosure sale, our lien may not be satisfied. This would result in a loss to the Association of approximately \$394.00.

GROUNDKEEPING/BEAUTIFICATION: Millie Murphy stated that flowers and hostas were planted in the front entry way island since the last meeting and the cost of this planting along with two hoses to keep the area watered totaled \$126.26. The Groundskeeping/Beautification committee is on schedule with their budget. Millie also stated that she would like to obtain a copy of the plat survey from Tom Sinnott in order to sketch a drawing to scale of the front of the subdivision including the entry way. The committee is currently putting together some preliminary plans to publish in the Newsletter and to also solicit ideas from the homeowners about what we could do to enhance the front of the subdivision.

The committee is also talking about the possibility of parkway trees for the subdivision. John Christiansen is on the Natural Areas Commission and the subject of parkway trees was discussed at their last meeting. John will attend the next Groundskeeping/Beautification committee meeting to discuss this information. The committee plans to run an ad in the Newsletter to generate interested individuals to join in in this endeavor of planning for parkway trees.

Tom Sinnott mentioned that the water situation between lots 51 & 52 will be cleared up as the water is being re-routed. Cheryl Soelke had talked to Stibbe's Nursery in order to obtain an estimate of putting in a flower bed on each side of the sidewalk. Stibbe's will get back to her with an estimate. John Spartz also has asked H & B to give the Association a price on this project and he will get back to the Board as soon as he receives the figures. As soon as the ground is dried out in this area, Fairview Nursery will be contacted about replanting the evergreens that have died there.

John Christiansen reminded the Board that the DuPage River Clean-Up project was scheduled for Saturday, June 22. A special flyer would be distributed by the Newsletter committee to notify the neighborhood of the clean-up starting at 9 AM

It was also brought up that several trees and shrubs in the neighborhood had been vandalized and cut.

Please read and review. Let me know if there are any corrections and/or additions to the minutes

Please be advised of a schedule change. The next meeting of the Board will be July 18, 1991 at 7:30 PM at the Soelke Residence. Please contact Cheryl Soelke prior to July 18th if you are unable to attend. (393-9861)

Tom Sinnott
Toni Oster
Gloria Langston
Millie Murphy
John Christiansen
Amy Salyer
Linda Saxton
Cheryl Soelke
John Spartz
Lois Hitchcock

ENTERTAINMENT COMMITTEE: Linda Saxton announced that the annual Block Party is scheduled for the second week in September, the weekend after Labor Day and that the committee is thinking of having the Block Party on a Sunday afternoon this year. The committee is also thinking of having the party catered this year. More information will follow as plans are finalized.

CITY LIASON: Linda Saxton reported that the same company that made our entry way sign can make the barricade that the Association will install at the top of the easement between lots 51 & 52. This will look like one of the barricades that are at the forest preserve and prohibit cars from driving down the easement from the apartment parking lot. Linda will call Signs and Wonders and request specifications and then request installation. The barricade will cost \$275.00. Toni Oster made a motion that the Board approve and install the barricade, John Christiansen seconded the motion and the motion carried.

Linda also attended the meeting on May 28th of the City Commission. It was discussed that the City pumped out the water out of the common area and found a log which may have been blocking the restrictor and causing the recent flooding in this area. Unfortunately, there has not been a heavy rainfall since the log was discovered to know if this was the specific problem or not. The City did open up several manhole covers in the common area and found nothing unusual at this time. Garbage is coming through the water lines that empty into the common area and the City pay put a screen up to catch garbage before it gets to our lines.

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Linda also brought up that the grate was off of the pipe in the lower common area and this pipe is large enough for an adult to fit through. It is very important that parents in the neighborhood be notified that if in fact the area does flood again, children should not be allowed near the common area. If the grate was pulled off by the water, the children could be hurt by the grate or sucked down the pipe. It is very dangerous when this area floods. An article will be run in the Newsletter to warn parents. Linda will also request that these grates be bolted down by the City when she attends the next City Commission meeting.

NEWSLETTER COMMITTEE: John Christiansen reported that the Newsletter will be out in about a week or so. The neighborhood directory is in the process of being updated and will be distributed sometime in August. An article will be run in the Newsletter to remind the residents that this directory is not to be used for any solicitation it is for private use of the residents in this neighborhood only. John also announced that Marnee Sinnott has joined the Newsletter Committee.

ANDEN: No news to report on the lawsuit pending. Rusty Henson from Anden Corp. was in the subdivision the other day, but we do not have any information as to what the purpose of his visit was. Cheryl Soelke is waiting on a call back from Joe Ricely, our Attorney, to see if there is any new developments with the lawsuit.

Cheryl Soelke volunteered to contact the Township Assessor's office to obtain some photos that Mr. Kaelin said that they have of the River Oaks area before it was developed by Anden for a subdivision.

OLD BUSINESS: John Christiansen will put a notice in the Newsletter that the Warrenville Police Department will have a representative at our August 15th meeting to be held at the Sinnott residence. Any interested residents will be invited to attend this meeting. Toni Oster will contact Police Chief LaDuer to find out if there are any specific topics that he would like to address. If there are any questions that any of the residents have or issues that they would like addressed by the police department, please contact Tom Sinnott or any of the other Board members prior to the August 15th meeting.

OLD BUSINESS CONTINUED: Tom Sinnott requested that the Groundskeeping/Beautification committee propose a policy for the Board to adopt on the subject of maintaining vacant properties. (Who will contact the Realtor, how will we contact the Realtor, propose a form letter for use, etc) Tom requested that this proposal be ready for the next Board meeting. Cheryl Soelke will bring this up at the next G/B committee meeting.

NEW BUSINESS: It was suggested by Cheryl Soelke that the Board design a simple letterhead to use on letters that are necessary to be sent out by the Board. It was agreed that John Christiansen would design a simple letterhead on his computer and will bring in a sample to the next Board meeting.

John Christiansen attended the meeting on May 16th at City Hall regarding IDOT and Route 59 and the Fox Valley Expressway. John has written a report on this meeting which will be printed in the next issue of the Newsletter. John recapped that the City of Warrenville is pushing for lower speed limits on Route 59 along with River Oaks, however, everyone at the meeting was informed that as long as the traffic was traveling at the posted limits, then there is no need to lower the limits. Improvements such as left hand turn lanes were brought up at this meeting also according to John. Mayor Lund suggested that maybe a letter writing campaign to the Illinois Department of Transportation might be helpful in getting IDOT to lower the speed limits on Route 59.

Tom Sinnott shared a copy of a letter that he received from Chief LaDuer that Chief LaDuer wrote to Ben J. Law at IDOT. Chief LaDuer stated in the letter that the WPD is trying to implement selective speed enforcement along Route 59. He also stated that during the period 6/1/91 through 6/15/91, the WPD had the following to report: 31 speeding tickets issued, 49 verbal and written warnings issued, 1 speed related accident, 3 other violations cited. The Board suggested that Tom Sinnott write a letter to Chief LaDuer thanking him for keeping River Oaks informed of the situation and telling him that we are supportive of their efforts and would like to know what we can do as a community to help in achieving ~~the~~ *the goal of lowering the speed limit on Route 59.*

The meeting was adjourned at 10:25PM. The next meeting of the Board is scheduled for July 18th at 7:30PM at the Soelke residence.

June 1991

Balance 5-31-91	4,330.27
Interest May	15.25
Deposit	<u>456.00</u>
Total	4,801.52

Expenses

Bank Charge	5.21
Duplicate Insurance	164.00
Copies & Postage	64.09
Total Expenses	233.80

Net 4,567.72

Money Market Acct.	4,956.37
Interest May	<u>21.52</u>
	4,977.89

Total cash \$ 9,545.61

Items discussed in random order:

FRONT ISLAND--currently the committee will plant some perennials for this year. Cheryl Mahowald will donate some Coreopsis from her garden and Cheryl Mahowald Millie Murphy and Cheryl Soelke will transplant, then purchase either more perennials or annuals to fill out the island. Millie will put together an insert for the Newsletter to solicit ideas from the homeowners for a plan for the front island including the entire entry way (she will include a diagram) for next year.

WATER PROBLEM--plantings on easement between lots 51 & 52 are dying. We have a water problem creating a "bog" situation caused by 1) sump pump on lot 52 drains into an underground PCV pipe which empties into the easement 2) sidewalk installed by the homeowners Association compounds the problem as it holds the water in this area. Solutions discussed include: 1) digging out easement area about 3-4' deep and filling the bottom with gravel, then topsoil and planting flowers. The idea being that the gravel would help to eliminate the water problem. 2) help with the cost of the homeowner re-routing the buried PCV pipe and branching it in several different areas of the yard. John Spartz asked H&B for a proposal and suggestion or solution to correct the problem. Cheryl Soelke will contact Stibbe's and Fairview Nursery's to obtain estimates also. 3) John Spartz will also contact Dennis Posluszny from Warrenville City Public Works to see if this PCV pipe could possibly be routed to the street somehow.

PARKWAY TREES--Tom Sinnott shared ideas from previous committee on this subject. Estimates were obtained last year from Fairview and Stibbe Nurserys for a large quantity of trees. The estimates included planting fees. Tom will give this information to John Spartz. The committee decided to have a separate meeting to discuss parkway trees. The committee will start thinking of ideas to generate the interest of the homeowners, how to pay for the trees, etc. The committee is also aware that the City of Warrenville discourages such plantings so that will have to be addressed.

FRONT OF SUBDIVISION--The committee would like to see some type of barrier wall or acoustical wall along Route 59. Something that will cut down the noise of traffic on Route 59 and look nice. The committee will also solicit ideas from homeowners on this issue also.

ACCESS AREAS FOR COMMON AREAS--The committee would like to outline access areas to common areas with shrubs or bushes. This will also be discussed at a future meeting.

GROUNDKEEPING--Overview of the schedule for H&B was discussed and approved. H&B planted grass seed and the committee needs help in watering. Millie Murphy is watering the middle island. Cheryl Soelke will ask Susan Ray to help to water the corner at Ridge and River Oaks if her hose will reach until the new owner takes possession of lot 66. John Spartz asked Tom Saxton and Phil Brackman to help water the center common area where new seeds were planted. All of the money being spent on groundskeeping is on track with the budget that was established. John will double check with the treasurer of the Homeowner Association to insure that bills are approved before being paid to H&B.

WILDFLOWERS ON RETAINING WALL--The committee will discuss at a future meeting.

Meeting adjourned at 9:15PM.

Next meeting scheduled for 6/4/91 at the Soelke residence at 7:30PM