

October 3, 1991 (September meeting)

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

The meeting was called to order at 7:35PM by Tom Sinnott.

TREASURER REPORT:

Gloria gave a written and verbal report of the finances. There are currently \$555.00 in outstanding dues. Tom Sinnott reported that he has made several attempts to contact a certain homeowner regarding past due Association dues to no avail. It was decided that a letter be sent out to the homeowner regarding the past due.

ENTERTAINMENT COMMITTEE: Linda Saxton reported that a report was printed in the September Newsletter regarding the annual picnic. A letter of Thanks was sent to the Gary Wheaton Bank for donating Breezy the Clown to the picnic.

The annual Halloween party is scheduled for October 27th. A check was requested for the deposit for the Warrenville Community Center. We contracted a majician for entertainment for the children for 45 minute show. Receipts were presented for reimbursement for the block party. It was also decided that no costume contest will be held at the Halloween party. Games will be played and treats will be given to each child.

The entertainment committee plans to have the 2nd annual Halloween House Decorating Contest. Judges will be viewing houses in the subdivision on Oct. 30th. The entertainment committee plans to decorate the front entrance for Halloween and also for Christmas. The committee is a little over budget at the present time. Cheryl Soelke made a motion that the Board grant \$100 to the entertainment committee for the rest of the year. Toni Oster seconded the motion and it was unanimously carried.

CITY LIASON: Amy Salyer volunteered to write a letter of thanks to Officer Bruce Van Wankum for attending our August Board Meeting. Tom Sinnott plans to send a letter of thanks to Police Chief LaDuer for keeping the Board informed of the status of activity of speeders on Route 59.

NEWSLETTER: The October edition of the Newsletter is scheduled to be distributed sometime the week of October 20th. Directories were distributed to each resident in September. Extra copies of the directory were given to the Secretary. The committee is also a little under this year's budget at the present time.

NOMINATING COMMITTEE: Toni Oster reported that the Nominating Committee for this year will be: Toni Oster, Judy Molina and Ruth Brackman. The Committee is preparing a letter and nominating petition which they plan to distribute to each household in October. Suggestions were given to Toni Oster for speakers for the upcoming Annual Meeting of either having a Realtor or the President of the Board of the Warrenville Park District. The committee will consider the suggestions.

Groundskeeping/Beautification: John Spartz reported that the committee was currently under budget for the year. Due to this year's past drought, the grass was not cut as often as planned for and we have saved a substantial amount of money.

A suggestion was made that bulbs be planted in the front entrance for next Spring. Millie Murphy will get some volunteers and plant the bulbs.

Our Parkway Tree Proposal was presented to the City at the last Community Development Meeting. Tom Sinnott attended this meeting and reported that our proposal would be given to a consultant for the City (Joe Molina). The City seemed impressed with our proposal and it looked encouraging that this would be approved at the next Community Development Meeting which will be held Monday, October 6th. A discussion proceeded on how, when, or what the River Oaks Homeowner Association Board will propose to do if the City asks for our plans to maintain the Parkway trees. It was suggested that possibly a surplus fund could be established of a minimal amount of money each year to be used for maintaining these trees if the need arises. It was also discussed on how the Groundskeeping/Beautification Committee could proceed with this project if we receive the City's blessing to plant these trees. It was decided that a special meeting will be held once the City's decision is made.

It was also brought to the Board's attention that during a windstorm a couple of weeks ago, the center of a huge Maple tree was blown down and fell towards the river bank taking with it about ten smaller trees. Fortunately, there was no damage to the homeowners along the lots along the river bank because the tree fell towards the river. There is a big mess that needs to be addressed. Jim West, Lot 36, called the County because it is the County's responsibility to keep the waterway clear. The County Inspector is due to come out soon to access the situation and then in the next 6-8 weeks most of the problem, hopefully, will be resolved after the County removes the debris from the waterway. Jim West will inform the Board of what, if anything, will need to be taken care of once the County is finished. The ten smaller trees that were knocked down, may have to be removed and plans may have to be made to replant these trees. The Board should be advised that a plan will probably have to be drawn up regarding maintenance of this river bank as this is common area in the subdivision. Amy Salyer will obtain the name of the gentleman who lives across the subdivision along Route 59 who originally cleared this area for the subdivision. The Board will contact this individual to see if he may be interested in any left over wood in this area after the County cleans up.

ANDEN: Tom Sinnott reported on the City vs. Anden status. It was discussed at the Community Development Meeting that Anden and the City recently had a meeting at the advice of the Court. There is a new attorney for Anden and new employees involved. According to the spokesperson at the Community Development Meeting, the new attorney for Anden was a little more reasonable and the City and Anden are meeting again in the middle of October in hopes to reach an agreement on the issues. If no agreement is made, the suit will go to Court.

OLD BUSINESS: Letterhead was distributed by the Secretary. It was suggested that we develop a return address label with the River Oaks logo to be used in sending out letters. John Christiansen will work on a label to be used.

Cheryl Soelke reported that she talked to William Jegen's secretary on September 10th and requested a letter from Jegen stating that Joe Ricely had left the firm and that William Jegen was officially taking over our account and what his rate per hour is. To date we have had no response. Cheryl will contact several other attorneys in the area to get their rates.

NEW BUSINESS: The latest letter from Police Chief LaDuer stated 18 tickets were issued in the last two weeks for speeding, 80 written and verbal warnings 5 speed related accidents and 2 injuries on Route 59.

A letter was received from the Summerlakes Homeowner Association regarding the Fox Valley Freeway/Tollway Project. Any interested residents are encouraged to contact the public information access number (1-800-Data-Fox) for meeting/hearings information.

Mayor Vivian Lund sent a letter to the Board asking for our \$25.00 donation for the Christmas banner to be hung at the entrance of the subdivision for Christmas. Tom Sinnott made a motion that a check be sent to the City of Warrenville in the amount of \$25.00. Amy Salyer seconded the motion. All were in favor and the motion carried.

John Christiansen reported that he attended the recent meeting at the Murphy residence held by our Alderman, Bill Murphy, concerning the Route 59 issues. Mr. Murphy was asked by the City to head up a Committee to get some action from the Illinois Department of Transportation to reduce the speed limit along Route 59. Plans are being put together to get petitions signed and distribute letters for signatures to be sent to IDOT and our State Representative and our State Senator requesting that action be taken.

Tom Sinnott requested that each Committee Chairperson draft a budget proposal for next year and present it at the next meeting.

Tom also requested that a committee be formed to amend the By-Laws to incorporate several items; delinquent accounts, vacant properties, and the City weed ordinance. The Committee will be Tom Sinnott, Cheryl Soelke, Linda Saxton and Amy Salyer. It was suggested that possibly we could obtain copies of other Association's Bylaws and Covenants to get some ideas and guidelines.

The meeting ~~meeting~~ was adjourned at 10:15PM.
The next meeting will be held October 24, 1991 at 7:30PM at the Saxton Residence.

To the DuPage County Board of Realtors:

The River Oaks Improvement Association asks that this letter be published in your Newsletter to all Realtors in DuPage County.

We have had several problems in the past concerning homes sold in the River Oaks Subdivision, Warrenville, IL. New buyers are not being informed of our Homeowner Association at all or they are being informed of the Homeowner Association just prior to walking into the closing! This has presented problems with the new buyer refusing to pay the annual dues in one case and in other situations, the new buyer is reluctant to feel a part of this Association.

The purpose of the River Oaks Improvement Association is to maintain and beautify all of the common areas in the subdivision. This is to the benefit of everyone living in this subdivision. The Association works very hard to maintain and beautify these areas as well as publish a monthly Newsletter for the residents and provide plans for several social events throughout the year. We feel that the River Oaks Improvement Association is definitely a benefit to each resident in the subdivision. We do not feel that the fact there is an Association should not be communicated to the new buyer until the very last minute. It should be a great selling point!

We would greatly appreciate the help of all Realtors listing homes in River Oaks of properly informing any new buyer of this benefit prior to the closing of properties in this subdivision.

Dear Mr. or Mrs. Realtor:

The River Oaks Improvement Association would like to advise you that there is an active homeowner association in the River Oaks Subdivision.

You are currently the listed selling agent for the property in River Oaks Subdivision at: Lot _____, _____, Warrenville, IL.

Please inform any interested buyer that we have a Homeowner Association and that the current dues are _____ annually, and billed quarterly in the amount of _____. The sellers, _____, are currently paid to date on their dues and assessments (are not currently paid to date on their dues and assessments) or (currently there is a lien against this property as the dues and assessments are overdue)

The purpose of this association is to maintain and beautify all areas common to the subdivision. The association is also active with a monthly Newsletter and several social activities throughout the year.

If you, the seller, or the buyer have any questions or need any further information concerning the River Oaks Improvement Association, please do not hesitate to contact me at (708) _____.

Sincerely,

Secretary,
River Oaks Improvement Association

We are also aware that this property is vacant at this time. It is imperative that provisions be made to maintain this property for everyone's benefit.

We have several youngsters in the neighborhood who would be willing to mow or shovel for very reasonable fees. Please contact us if you need any help in making these arrangements. If we do not hear from you, we will assume that these arrangements have been made elsewhere and that the property will be maintained. *Enclosed is a copy of the City of Warrenton's weed ordinance.*

We appreciate your help in this matter.