



# River Oaks Newsletter

VOLUME 2, NUMBER 1

FEB/MARCH 1990



*This past month has been a busy one for River Oaks meetings. This issue of the Newsletter includes minutes of the January and February monthly Board of Directors meetings, as well as the minutes of the 1990 Annual Meeting.*

## COMMITTEE NEWS

**Groundskeeping:** MIKE HOLMES is forming a new committee for "Groundskeeping." If you are interested in how River Oaks' common areas are maintained and think your ideas should be heard, please consider joining this committee. Your input is valuable to all of us. Call Mike at 393-4066 for more information.

**Entertainment Committee:** The Entertainment Committee is meeting this week to discuss and plan upcoming events for this year's activities in River Oaks. The first event to be discussed will be the Easter Egg Hunt. If anyone is interested in helping with this committee or sharing their ideas please call Toni Oster at 393-6200.

**City Liaison:** The City Liaison Committee needs your assistance. Weather permitting, the City of Warrenville will be conducting its inspection of our sidewalks, manhole covers, curbs, clean-out traps, and water turn-off valves. It is important to conduct an inspection of your own area on and around your lot to

see if you are to be included in this inspection. If you notice anything that may need to be inspected for repairs please contact Amy Salyer at 393-7645 or Mike Holmes at 393-6044 to leave your name, number address and what needs to be inspected. We will keep you informed of any further developments about the repairs in River Oaks. Thank you for your assistance. It's to your advantage to conduct your own inspection and report to Mike or Amy!

## MARCH IS NEW DIRECTORY MONTH

Have you moved into River Oaks within the last year, expanded your family, or married off a grown child? We'd like to know. Fred Gervase is in the process of updating our River Oaks directory which will be published in March. If you have any changes you would like made in your current listing, or would like to correct any error (!), please call Fred at 393-4045 by March 10th.



## BIRTHDAY KIDS!

HAPPY BIRTHDAY, FEBRUARY KIDS!

Michelle Durso  
Scott Gervase  
Jacquie Salyer  
Jamie Salyer  
Lauren Wierema  
Hillary Saxton  
Brian Maciejewski  
Carrie Berland

# IS MY GRADE-SCHOOLER WALKING TO JOHNSON NEXT YEAR?

There is rumor circulating among parents of grade-schoolers that River Oaks children will not be bused to Johnson Elementary School next year. Fred Gervase interviewed two people to cut through this myth. Richard Short, the Superintendent of School District #200, has been looking into the situation, and feels that due to the problem posed by Rt. 59 (traffic, no sidewalk, etc.), even though the children are within walking distance to Johnson, the walk is too hazardous. He can not guarantee that there will be a bus available to us next year though, as no statistics have been compiled, but his feeling is that there will be bus service.



Pat Rundio, Assistant Business Manager of District #200 had more information. Evidently there are several steps that must be followed before anyone can give us an answer. First, an analysis must be done of the intersection at Batavia and Rt. 59 to determine a traffic count and the width of the road. These findings are then reported to the school board which then turns them over to the state for consideration. (This study is being done more for the benefit of walkers who live along Batavia Road.) She mentioned that a sidewalk is definitely not being built along Rt. 59, and since the apartments next to us are private property, that would not be considered a possible route for children. At the end of the interview, Ms. Rundio stated that she cannot say absolutely that there will be busing next year until all the findings are in, but she says she is 99% certain that the service will be provided.

...Submitted by Leona Gervase, newsletter staff.

This month, the Newsletter begins a series of articles by Toni Oster highlighting different members of our River Oaks community. The first installment in this series features the three newest members of the River Oaks Board of Directors - Karl Berland, Amy Salyer, and Toni Oster (interviewing herself!) - and their families.

KARL BERLAND is a very busy man with 2 active daughters and a lovely wife, residing at 25621 River Oaks Dr. (Lot #57). Karl is a native Chicagoan and is a sales representative for Siemens Medical Systems. Karl and Jan have been married for 13 years, and have two girls, Julie, 9 years, and Carrie, 6 years. The girls keep Dad busy with Girl Scouts, Daisies, car-pooling, and yes, homework. Karl, with his many talents, has built, piece by piece, a huge two-story Barbie Dreamhouse for his girls, "very pink - it drips with little girl stuff." Karl is very active in his church, and was elected President of the Church Council this year. He is also one the three new members on the Board of River Oaks Homeowners Association. Karl is chairman of the Beautification Committee this year. Both Karl and Jan are members of the pinochle club which meets here in the neighborhood once a month. Karl takes a lot of pride in his wife's singing; Jan is a member of the national singing group, "Sweet Adelines Inc.", and has also started her own quartet called "Indigo Ice". He enjoys living in River Oaks and feels that it is a good place for children to play. As Karl puts it, he enjoys the "folks who live here, as everyone is their own person - people giving of their time."



AMY SALYER, a jewelry entrepreneur, lives with her husband of 13 years, Jim, and their twins, Jacquie and Jamie, at 25552 River Oaks Dr. (Lot #23). Amy is originally from West Virginia and learned to fly before she had her driver's license. She married the boy

next door, eventually moving to Illinois in November, 1988. Amy is a very active lady, involved as a co-leader in Girl Scouts, teacher's aide and lunchroom supervisor at Bower Elementary School. Besides her love for swimming, cooking, and playing bridge, Amy is starting her own jewelry manufacturing business, EFM Designs, producing her "Total Comfort" earrings (stick-on earrings with replaceable tabs). Adding to the hustle and bustle of patents, productions and legal matters, Amy is another new member of the Board of Directors of the Homeowners Association and our new City Liaison for the year. Amy and her family like the small-town atmosphere of Warrenville and are very content in the neighborhood as they have many new found friends. Amy lives by the motto that "Every day is a great day, just some days are better than others!"



TONI OSTER is a very active Mom with "two terrific boys," Michael and Brian, and a very busy husband of 24 years, Bob Oster. They reside at 29W620 Ridge Drive (Lot #4). Toni is originally from Ohio but after teaching junior high for one year, she met and married "a wild guy who loved to race sports cars." From that day forward they have travelled the country, living in different states, from Texas to Tennessee to Illinois. Toni has always been very active, moving from her teaching career to a medical career and now to market research. At present Toni is quality control manager with Elrick and Lavidge, which entails travel, training field supervisors, and auditing of quality production. She has been involved in local and district PTA, was president of her sorority, and has chaired many committees. She is chairing, with her husband, the concessions for the Warrenville Fourth of July celebration. Toni is the third new member on the Board of Directors of the River Oaks Homeowners Association, the head of the Entertainment Committee, and a member of the Newsletter Committee. Besides all of the above she proudly supports her husband Bob in his new business venture, Eagle Errand Service. The Osters enjoy Warrenville's small town living and like River Oaks

because it too is small, friendly and people here respond positively to a "good humored person". Toni says that "laughter is the best ingredient for the day!"

*Submitted by Toni Oster,  
newsletter staff*

### CITY PREPARING FOR EVENING OF ENTERTAINMENT

The City of Warrenville's "Fans of the Fourth" group has come up with a spectacular event that will provide an evening of entertainment and community togetherness while helping to raise funds for Warrenville's Independence Day celebration. Entitled "Say it with Music", the two evening musical events will be held April 27 and 28 and will include works by Irving Berlin.



The "Fans of the Fourth" are currently looking for:

- Someone to build a model of the "castle" water tower next to City Hall (8 to 10 feet tall)
- A couple to sing and dance "A Couple of Swells"
- Two or three men to sing and move to "Top Hat, White Tie, and Tails"
- A group of teens to sing "Oh, How I Hate to Get up in the Morning"
- Two groups or a duet to do "Anything You Can Do, I Can Do Better"
- A group to sing and move to "Everybody's Doin' It!"
- Someone to do lighting and also a licensed electrician to do some volunteer wiring that will be a permanent improvement for the Community Center
- Lots of "Red, White and Blue" ideas and materials
- A refreshment chairperson
- A ticket chairperson

Organizations and community members are encouraged to participate and share their talents, and we are hoping a group of River Oaks Homeowners will volunteer their talents and time to this worthwhile event.

*... Submitted by Anna Vainisi*

## Letters to the Editor

To River Oaks friends and neighbors:

The visiting officer from the Warrenville Police Department hit the nail right on the head at the Annual Board Meeting by describing us as "a tough crowd." We're tough all right, but most of the displayed aggression was both pointless and misdirected.

Fortunately not the majority, but still some people have developed the notion that Board members are compensated, career business managers obliged to be overly scrutinized to the point of humiliation for their decisions. They're not. They're simply your neighbors who devote an inordinate (and unappreciated) amount of their own free time doing the best job they can and with the interest of the whole subdivision at heart. With what I've seen at the Annual Meeting and previous monthly meetings it's certainly no wonder that there are barely enough accepted nominations to fill the Board vacancies.

My hat's off to Karl, Amy and Toni for stepping forward. They've accepted the impossible task of making decisions that will please all sixty-some homeowners.

I continue to encourage everyone to state their opinions and disagreements but what's unnecessary is the rude, abrasive manner and combative tone that I've witnessed over the last few meetings. To those of you that need reminding, if you've got an issue, deliver it with the level of courtesy and respect that you would wish to receive it in yourself.

Bob Modene and the rest of the Board did a commendable job in 1989. Several good things were accomplished: an entrance sign, a sidewalk, trees and flowers, decoration, parties for the kids, a nice block party, traffic signs and very importantly, a move to increase our treasury balance to meet future needs. Some people seems to have overshadowed the positives with one shortcoming, the stairs, which was not the direct fault of anyone on the Board. If anything, the Board should be commended for not only the way they handled the builders but especially for recognizing the stairs as

a safety hazard and approving its removal. This despite the inevitable backlash to follow. Unfortunately and inevitably the stairs will not be the last mistake this or any future Board will make and should not stand in the way of a positive momentum. The comment from the back of the room that the Board should personally pay for the stairs was both misguided and uncalled for.

It's ludicrous that we as adults, neighbors and homeowners should have to be reminded of common courtesy and basic manners, but unless things change River Oaks will never live up to it's potential as being Warrenville's nicest neighborhood.

The grade school lecture aside and the understanding that, like it or not, we're all in this together, its time we collectively take action on an issue that directly or indirectly affects us all: the common area.

I thank goodness that because of the bank behind my house I don't have to look at it, but my empathy goes out to those that do and to those trying to sell their homes. The fact is that whether you back up to it or not, an attractive common area can be a positive selling point for your home. It's scary to think that the only person that views our homes as having increased in value is the tax assessor.

Forget jogging paths, forget playground equipment. Let's just get some plush green grass and trees that will benefit everyone. Over a two-year plan and a measly twelve dollars a month we have the opportunity to add attractiveness and value to all of our homes. It's a one time expense that will pay dividends everyday.

Please support and encourage the Board to take the necessary action before another planting season comes and goes, and before another neighbor has difficulty in selling.

Tom Saxton



## RIVER OAKS HOMEOWNERS ASSOCIATION

### THIRD ANNUAL MEETING

February 1, 1990

## **Announcements**

SELLING YOUR HOME? Who could represent you and know the true value of your home better? Answer: a fellow homeowner and neighbor! Call

Jill Highland - Lot 38

Bradford Real Estate

Home: 393-1156

Office: 954-2755

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Susan Ray is looking for a ride weekdays, before 9 am, to North Ave. & Schmale Rd. in Carol Stream. She is willing to discuss arrangements. Please call her at 393-6825 ASAP.

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### ***CALLING ALL FOREST RANGERS!***

The Newsletter would like to alert River Oaks homeowners to a pre-Spring opportunity to start their own forests! The Kane-Dupage Soil and Water Conservation District (SWCD) is presently nearing the end of the mail order period for its 1990 annual tree sale. The SWCD is offering bundles of 25 tree seedlings (about one foot high, bare root stock) for \$10 to \$45 *per bundle*, depending on species. Trees listed as available are: Red Oak, Swamp White Oak, Saskatoon Serviceberry, Red Osier Dogwood, Improved Fragrant Sumac, Colorado Blue Spruce, Norway Spruce, Douglas Fir, White Pine, Concolor Fir, and Arborvitae. The SWCD will accept mail orders through *March 16*. Call the SWCD at 584-7961 (soon!) if you are interested.

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FOUND - one blue and white soccer ball in the common area. Please contact Linda Saxton 393-2206 if this is yours.

The third annual meeting of the River Oaks Homeowner's Association was held on Thursday, February 1, 1990 at Holmes School in Warrenville. There was a record attendance of 35 households present and 12 households represented by proxy.

Bob Modene, President opened the meeting at 8:15 PM, welcoming everyone to the meeting.

### **Business Meeting:**

1989 Financial Statement: Joe English, Treasurer reviewed the statements for 1988 and 1989 prepared by Paul W. Asheim. The financial statement was passed out at the meeting. Any homeowners not attending received a copy in their mailbox the weekend after the meeting.

Entertainment Committee: Gloria Langston, Chairman reviewed the three activities held during 1989. The Easter Egg Hunt, Block Party and Halloween Party were all well attended and enjoyed.

Newsletter Committee: John Christiansen, Chairman, reviewed the process of putting together the newsletter. This committee has done a fantastic job this year.

Groundskeeper: Pete Molina, Chairman explained how often and when the common areas are mowed and the additional services that we will be requiring of our vendor this year. Some additional services will be picking up garbage in the common areas and re-staking the trees after mowing. Because the state does not mow the entryway often enough, we are adding that to what has to be mowed.

City Liaison: Mike Holmes, Chairman reviewed what has been accomplished with the city this year. We did have a number of signs added to our community to make it safer. The city will also be coming out to look at the sidewalks, so if anyone has a bad sidewalk in front of their home, please call Mike and let him

know. Some neighbors noticed two big semi-trucks driving through the lower cul-de-sac which created large ruts. This was reported to the police department and they sent a letter to the trucking firm requesting reimbursement for the damage. The board is in the process of getting the damage assessed and then we will also be contacting the trucking firm.

Beautification Committee: Linda Saxton, Chairman, reviewed a drawing of the entryway and what that committee plans to complete in that area. There was much discussion about what should or should not be done with the common areas. Linda reported the results of the latest survey, where only 23 of 66 surveys were returned. Of the 23 homes, 19 want grass in the common area, not just the dirt we now have. Bob Modene reiterated the importance of homeowners completing and returning those surveys. The board can only act on the information it receives which in this case is overwhelmingly in favor of grass in the common area.

1990 Budget: Joe English reviewed the proposed 1990 budget. The board has decided to start a grass fund, so that when the opportunity comes to improve the common area we will already have the money saved and not have to have a large increase in our assessments. Due to that grass fund the dues will remain the same as this past year at \$12.00 per month.

Bylaw Change: Bob Modene explained the need to change the bylaws from requesting a "financial audit" to a "financial review". Kathy Naas pointed out that all we need is a compilation so the actual change read:

Article VIII, Section 8.08  
Treasurer:

"will cause an annual compilation with a confirmed bank statement of the Association books to be made by a public accountant at the completion of each fiscal year;"

A roll call vote was used with all 47 homeowners present saying yes.

Nominating Committee: Veronica Williams, Chairman, presented this year's slate of nominees for the board of directors. As there were only two homeowners on the slate, Toni Oster and Amy Salyer, nominations from the floor were requested. Jody Bradley nominated Karl Berland who accepted. Being that there were no more nominations, Veronica made a motion to accept these three homeowners onto the board unanimously, Tom Sinnott seconded the motion, and all were in favor. Veronica did discuss the varying amounts of time required for members of the board. Leaving the board this year are Pete Molina, Joe English and Lois Hitchcock.

### Program

Sergeant John Barberis of the Warrenville Police Department, made a presentation on crime prevention. Some of his tips were:

- notify the police department when you are going to be on vacation
- use 1 1/2 to 2 inch dead bolts with key locks
- the police will come out for a house review and identify possible break-in areas
- call whenever you hear any noises, be involved, watch out for your neighbors
- whenever you want a police officer call 911 - even non-emergencies
- leave your porch lights on when you are out

### Other

Additional items discussed were:

- speeding in the subdivision and reminding your children that the streets are not playgrounds
- the possibility of our children having to walk across Route 59 to Johnson School next year. It has not been decided 100% that they will not have to walk and all concerned parents should call the District 200 Transportation Department.

Committees- if you have an interest in any of the community areas, sign up for a committee now.

The meeting was adjourned at 10:00pm.

**RIVER OAKS BOARD OF DIRECTORS  
1/18/90 MEETING MINUTES**

**In Attendance:** John Christiansen, Joe English, Lois Hitchcock, Mike Holmes, Linda Saxton, Veronica Williams

**Absent:** Gloria Langston, Bob Modene, Pete Molina

**Guests:** None

**Next Meeting:** Wednesday, January 31, 1990 at 7:30pm at Linda Saxton's

**Meeting Called to Order:** 7:42pm by Joe English

**OPEN FORUM**

No homeowners were present.

**Minutes:** Approved as read.

**Treasurer's Report:** The draft of the financial review was read and approved. This will be presented at the Annual Meeting on February 1.

**Entertainment Committee:** No Report

**Newsletter Committee:** The next issue will contain a summary of the beautification surveys and the article Linda has on soil and conservation.

**Beautification Committee:** So far 15 surveys have been returned. A large percentage of the homeowners do want grass in the common areas. There are still problems with dogs from the apartments in the common areas. It was suggested that a letter be sent to Inland Realty who owns the apartments and have them post this concern on their bulletin board. The survey results will be presented at the annual meeting.

**Groundskeeper:** The letter was sent to Moonlighting. No response has been received.

**Nominating Committee:**

There are only two nominees on the ballot. Hopefully there will be some nominations from the floor.

**City Liaison:** Linda reported two semi-trucks driving through the lower common area and leaving 12 inch deep

ruts. She also called the police with the name and license number of the second truck. The police will follow up with the trucking company, but they also recommend that we send a letter to the trucking company requesting payment for damages. Mike will follow up with the letter. The police also recommended that there be parking on only one side of the street, especially down in the lower cul-de-sac area. Mike will inquire into that process.

**Other:** Still no opinion has been received from our attorney regarding the retaining wall issue.

Linda acknowledged that the application for bonding of the treasurer, president and vice-president will be done after the next election.

Linda informed the board that the current insurance policy is for liability only and does not cover any damage to the property, such as the front sign or any of our trees. She is getting quotes on adding a rider to our current policy.

**Annual Meeting Preparation:**

The items mailed out to the homeowners on January 8, 1990 included:

- Cover Letter
- Agenda
- Proposed 1990 Budget and Beautification Report
- Bylaw Change
- Proxy Statement

Bob did get Sgt. John Barberis to speak to us. He will be bringing material on home safety and will have plenty of time for questions. Mike will call and let him know that he should be there at 8:45pm.

The board members are to be at Holmes School at 7pm.

Lois will prepare the packet and have it copied. The packet will contain:

- Agenda
- Financial review (Joe)
- Proposed budget (Joe)
- Nominee's statements (Veronica)
- Ballot (Veronica)

Lois has the committee sign-up sheets. Becky Christiansen will make an alphabetical listing of homeowners for sign-in. Lois will pre-mark that with the proxies which have been received. At the January 31 meeting Joe will bring a list of all homeowners who are behind on their dues so they can also be pre-marked on the list. Homeowners behind in their dues are not eligible to vote.

The six board members at the January meeting were each assigned ten homes to call and find out if someone would be attending the meeting. If they are not planning to attend the meeting their proxy will be requested. If the bylaw change is not passed at the annual meeting it will have to be done through the mail. All homes are to be called by January 31.

The bylaw change vote will be done by roll call.

Refreshments: Linda and Mike will provide cups, cremora, stirrers, sugar and napkins. Gloria will get the coffee and one large coffee pot.

Meeting adjourned at 10:00pm

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#### RIVER OAKS BOARD OF DIRECTORS MEETING 2/12/90

In attendance: Joe English, Lois Hitchcock, Gloria Langston, Toni Oster, Karl Berland, John Christiansen, Mike Holmes, Linda Saxton, Veronica Williams, Amy Salyer.

Absent: Bob Modene

Guests: Bob Oster

Next Meeting: Karl Berland's, 2S621 River Oaks Dr., March 22, at 7:30 pm.

Meeting called to order by Veronica at 7:50 pm.

Minutes: Approved as written

Treasurer's Report: Report stands as of annual meeting of Feb. 1

First order of business was to elect our new executive Board:

President: Bob Modene  
Vice-President: Veronica Williams  
Treasurer: Gloria Langston  
Secretary: Linda Saxton  
Groundskeeping Chairman: Mike Holmes  
Beautification: Karl Berland  
City Liaison: Amy Salyer  
Entertainment: Toni Oster  
Newsletter: John Christiansen  
Nominating: Veronica Williams

Each committee chairperson will be contacting the homeowners who signed up at the annual meeting. Committees will be posted in the next newsletter.

Joe English contacted our accountant and he did in fact do a financial review. Joe also has sent out the dues notices. At this time he turned all books over to Gloria. Gloria and Veronica will go to Gary-Wheaton Bank to resign signature cards for our checking account.

Linda will send out the amended by-law change to all homeowners so that they can attach this to their original copies. Also Linda will check with the county to see if this change has to be filed. It was also suggested that we check with our attorney to see if we make changes in our by-laws and/or covenants, whether the mortgage holders have to be notified.

Beautification: Linda and Karl will finalize the landscape plans by picking out a firm to do the work. Karl will take over from there and contact old and new committee people and set up his meeting dates.

Entertainment: Toni will be contacting her committee people, and their first project will be the Easter egg hunt.

Newsletter: John will continue to produce our excellent paper. So far there are 5 people on this committee.

Groundskeeping: Mike is going to be soliciting help from homeowners to turn this important job into a working committee. It was noted at this time that we have not had a reply to our letter from Moonlighting, and we may be looking for a new mowing company.



**City Liaison:** Amy will be writing a letter as follow-up to the trucking firm that damaged our lower circle. Also Mike and Amy will be handling the sidewalk and curb problems with the city public works department.

**Nominating:** Veronica has one volunteer and will need one more homeowner before the fall.

**New Business:** Letter of thanks will be written to Sgt. Barberis for coming to our meeting. Forms will now be filled out for quotes on bonding for our treasurer, and quotes for vandalism and liability. Mike Holmes will contact a sod firm for a price of sod to be included in letter that Amy will write to the trucking firm.

Meeting adjourned 9:15 pm

*Respectfully submitted, Linda Saxton,  
secretary.*