



River Oaks Newsletter

VOLUME 2, NUMBER 6

SEPTEMBER 1990

ANDEN UPDATE

As part of the agreement required by the City of Warrenville of all builders, Anden/ESR Corporation had to provide a two-year maintenance bond amounting to 10% of the cost of the public improvements in the subdivision. (Public improvements were defined as: sanitary, storm, water, sanitary lift station, parkway trees, street lights, public roads, sidewalk, curb and gutter.) The bond, in the amount of \$47,205.00, guarantees the replacement and repair of defective materials or faulty workmanship for a period of 2 years from the date of completion and acceptance of these improvements by the city. The term of the bond will be over on December 22, 1990. Thus, if Anden has left any aspect of the subdivision in less than acceptable shape, we have only until December to get the City to act to require Anden to remedy the problems or access the funds provided for in the bond.

The River Oaks Board of Directors believes that Anden has not followed through to complete the subdivision in several respects. Many of these have already been brought out in walk-throughs of River Oaks with the City Public Works Department. (These include the items needing repair that were requested from the homeowners in the Feb/March Newsletter.) The Board has been actively pursuing the issue of utilities and amenities owed to the subdivision by Anden. Recently, the

following actions have been taken by the Board:

Document Search. Linda Saxton thoroughly searched City records for all official documents dealing with River Oaks. Under the Freedom of Information Act, she obtained a large volume of relevant material. Included in this material is City Ordinance 828, dated March 3, 1986, which was approved unanimously by the City Council. Ordinance 828 requires Anden to meet certain specific landscaping criteria for the River Oaks subdivision (details below).

Meeting with Attorneys. Bob Modene, Linda Saxton, and John Christiansen met on August 23 with River Oaks attorneys Joseph Ricely and William Jegen to discuss the best ways to resolve our grievances with Anden. Messrs. Ricely and Jegen advised us that our best approach is to convince the City to require Anden to complete its work or forfeit the bond money.

Meeting with Warrenville Public Works Department. Bob Modene, Linda Saxton, and Fred Gervase attended the August 28 Public Works meeting, along with attorney Ricely. Ricely presented the Board's list of problems resulting from the earlier walk-throughs with Dennis Posluszny of the Public Works Department. Following the meeting, James Connors, the City Administrator, advised us to compile a comprehensive list of items needing Anden's attention.

Drafting of List of Problems. The Board met in executive session on August 29 to compile a full list of problems which they feel that Anden should address. This list was forwarded to our attorney, who submitted a letter to the City covering all of the problems the Board had listed. The City received this letter on September 4.

The full list of problems is given below. Numbers 1-9 are from our earlier subdivision walk-throughs with Dennis Posluszny, 10 and 11 are from City Ordinance 828, and 12-19 were identified at the August 29 meeting.

RIVER OAKS PROBLEMS

1. The retaining wall behind Lots 8 and 9 is deteriorating.
2. Poor concrete was used in the sidewalks - most notably, Lots 4, 28-36, 42-52 and 57-60.
3. Driveways have sunk lower than the curbing: e.g., Lots 4, 23, 26, 28, 29, and 30, to name a few.
4. At the corner of Ridge and River Oaks, the concrete wheelchair ramp has split in two.
5. The upper common area has a broken drain pipe in several places, somewhere between the manhole cover on Lot 17 and the beehive cover in the common area.
6. Both beehive covers in the upper common area retention areas need to be bolted down.
7. On Lot 17, the manhole cover lifts off and water rushes upward during a heavy rain.
8. Lots 22 and 23 have back yards that are sinking.
9. Improper grading between Lots 31 and 32 causes water to stagnate for days after a rain.

10. City Ordinance 828: Anden Corp. shall compensate for landscaping removed as a result of increasing the size of detention ponds by providing new landscaping similar to existing conditions. (Note: before development, the area now designated as the Upper Common Area had a small pond and quite a lot of trees and other vegetation, all of which was removed by Anden.)
11. City Ordinance 828: Landscaping along the west border shall be maintained or supplemented to provide at least a 90% density, along the north border to provide a privacy screen, and along the south border to provide moderate to high density screening, and the final landscape plan shall include final grading elevations, including both existing and proposed elevations. (Note: Anden apparently never submitted a landscape plan to the City for the River Oaks subdivision.)
12. Sanitary sewer located between Lots 56 and 57 is collapsing.
13. Most Model A homes (Ashfords) that have a retaining wall on their property line are lacking a railing.
14. The drain culvert in the lower common area (behind Lot 40, NE corner) has no protective grating.
15. The culvert pipe in the bank at the river's edge is continuing to break away.
16. We have numerous sump pump problems involving the discharge of water from houses where the area is not properly graded; consequently water is

collecting, creating a health and safety hazard.

17. The stairs that Anden constructed on the retaining wall are unstable.
18. All retaining walls built in this subdivision, whether on common or private property, need to be reinspected.
19. Measures need to be taken to prevent erosion from the water discharge from the large culvert in the lower common area (see Item 3).

The Board's next action will depend upon the City of Warrenville's response to our letter. Hopefully, the City will see its duty to enforce its own ordinances and require Anden to keep its promises.

MEET YOUR NEW NEIGHBORS



Since June, Lot 22 has been home to newlyweds, Eric and Kelly Brenk. You may have seen Eric running around Warrenville, plugged into his Walkman (enjoying Country and Western music, most likely). He is an avid sportsman who hails from Mansfield, Ohio where he attended Ohio State University. After finishing his graduate work at Baylor U. in Texas, he took a position with Quaker Oats, and was soon transferred to Tennessee where he met his wife, Kelly.

Kelly grew up in Arlington Heights, and is pleased to be back in the area, closer to her family. She attended Purdue University in Indiana, and afterwards followed her career to Tennessee with Quaker Oats. When time permits, Kelly enjoys cross stitch and playing the piano and flute.

Lot 22 is warming up to the special touch that the Brenks lavish on it. Birds from all over can be seen busily cracking seeds at their backyard bird-

feeding area, and Eric and Kelly's landscaping efforts in the front yard are almost as appealing as the residents themselves. WELCOME Eric and Kelly. We hope you continue to enjoy the neighborhood.

...Submitted by Leona Gervase

WHERE CAN I FIND A TREE DOCTOR?

It can happen in your own yard. A tree starts to look droopy and brown. A shrub, once happy and green, turns red (and it's not even a burning bush).



Who ya gonna call? Try the guys at the Plant Clinic at Morton Arboretum. There are a team of botanical disease-busters on call at least one afternoon each week, in the Administration Building of the Morton Arboretum (the big building with the library, NOT the Visitor's Center). Bring with you a sample of your ill woody plant, and they will tell you what's wrong and how to cure it. And best of all, IT'S FREE! And if the prognosis is terminal, they will even suggest substitutes. They take questions about trees and shrubs ONLY; no vegetable or flower questions are accepted. They prefer office visits, but if you can't make it, try calling them at 719-2424. Hours are 2:30 p.m. to 4:30 p.m. on Tuesdays and Thursdays (April thru October), 2:30 p.m. to 4:30 p.m. on Wednesdays (November through March).

...Submitted by Becky Christiansen

ATTENTION !!! ATTENTION !!!

Halloween, Part 1990

is coming to River Oaks soon!

THE NEWSLETTER COMMITTEE WILL BE SPONSORING
THE FIRST ANNUAL HALLOWEEN
DECORATING CONTEST,
OCTOBER 31ST.

GET SPOOKY! GET GHOUISH!!
GET EEEEEEEERIE!!!

Prizes will be awarded !

... Submitted by Judy Molina

YARD WASTE AND RIVERS DO NOT MIX!

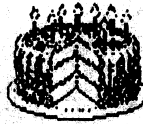


The West Branch of the DuPage River, which runs along the northeastern edge of River Oaks, had suffered the effects of pollution and misuse for a number of years.

The West Branch Project of the Conservation Foundation of DuPage County was created to monitor water quality, to educate those who live along it, and to serve as a watchdog for the river in matters of zoning and land use. They have been successful, for the water quality has improved two levels and fish once again have returned to the stream.

As of July 1, 1990, a new threat has appeared, namely the dumping of yard waste into the river. Board members of our Homeowners Association have received calls of complaint from within our subdivision about River Oaks residents dumping grass clippings down the river bank. Jim Kleinwachter of the West Branch Project would like to see the subdivisions located along the river help them by discouraging this dumping.

Why is dumping bad? When grass clippings are dumped into the river, nitrogen levels are increased, algae grow, and fish die. Second, it is against the law to dump vegetable matter (and most anything else) into the river, according to Section 2.1 of the Illinois fishing code. Third, such dumping is expressly forbidden in the By-Laws of the Homeowners Associations. Although the property of homeowners near the river may include some of the upper river bank, the rest of the bank into the middle of the river is Common Area. The By-Laws clearly state that there shall be no dumping in the Common Areas. The Groundskeeping Committee, which maintains the Common Areas, will be monitoring this situation. It is common sense to try to keep things clean. So how about it? No more dumping, PLEASE!
...Submitted by Becky Christiansen



BIRTHDAY KIDS!

HAPPY BIRTHDAY, SEPTEMBER KIDS!

Angela Vainisi

Brian White

Brandon Carlson

Russell Christiansen

Albert Ng

JJ Highland

Sebastian White

Julie Berland

Sagen Bradley

Randall Stanley

...Submitted by Leona Gervase

SCHOOL FOOLERY

from Jacquie Salyer

Unscramble these words:

1. THERACE
2. LOCSHO
3. SETTS
4. DUTSY
5. CRESES
6. SHELING

(Answers on Page 8.)

WELCOME!

River Oaks would like to extend a warm welcome to several new people in our neighborhood:



To Mr. and Mrs. Pu Chien, parents of Luci Emerson, at Lot 18

To Melissa Flint, mother of Jim West, at Lot 36

COMMITTEE NEWS

ENTERTAINMENT COMMITTEE:



What a Luau!!! Perfect weather, great food, great people, a Hawaiian beach (our kid paradise), music, and all together for a Terrific Hawaiian Party!

On Saturday, the 25th of August, 127 people gathered together for the River Oaks Luau in the lower common grounds. Everyone had a great time, all made possible by the many people who helped.

Janice West provided our entertainment with her group of Hawaiian pom-pom girls. They were terrific. Then the girls' parents and Mike Hitchcock took over the dancing... Keep practicing. No really, you were great too. Our imported beach was a great spot for the children. There were many sand castles in the making.

Many, many thank-you's to all the people who helped make this luau such a success. They are:

My committee - For our marathon cooking and kabob-making goes thanks to Lois Hitchcock, Tina English, Elaine Modene, Linda Saxton (she made the meatballs, too) and Jan Berland (for her donation of sand and chicken). To Jody Bradley for taking time from her busy family to cut all that chicken;

Special thanks to Cheryl Mahowald for getting her "Home Dairy Service" to donate all the punch and lemonade. She was also the one who donated the helium balloons for the children,

A big thank you to Eagle Express and Bob Oster for the donation of all the paper goods and his time of beating on the doors of Warrenville businesses for door prizes; also to my sons Brian and Michael for all their help before, during and after the luau.

Another big thanks to Ana Vainisi for all her hard work on those beautiful

pineapple kabobs and watermelon boat. What a hit!!!

Thank you to our wonderful neighbors, Jim and Sue Breece, and John and Jill Highland, for allowing us to use their water and electricity;

To our grill people, the Saxtons, the Phillips, and the Molinas for use of their cooking skills and grills;

To the Warrenville Community Club for donating the tables; to Tom Saxton, Eric Prescher, Michael Oster, and Frank Vainisi for getting the tables; to the Carlsons, the Saxtons and the Osters for their canopies.

Thank you to the Board members who helped set up and clean up; to Fred Gervase for all his hard work in preparing the lower common area for our party; to Lois for donating many of the Hawaiian Leis; and Hawaiian napkins from the Modenes' uncle in Hawaii; to Tina and Jill for the use of their refrigerators - nothing spoiled!

Next goes acknowledgement of thanks to the following Warrenville businesses and residents for donation of door prizes:

Tom Saxton for Wine Coolers;
Eagle Express - Bob Oster for two trips to the airport, Hawaiian gifts, and school tote bag;
China House for Almond Cookies;
Dairy Queen for two \$5 gift certificates;
Goal Line Liquors for Lemonade Schnapps and Cherry Cola Schnapps;
Lois Hitchcock for Linden Oaks T-Shirts;
Mount Hardware for Electric Candle;
Video-to-Go for video tape;
Warrenville Auto Parts for car protector mat;
Quality First Cleaners for \$5 gift certificate;
Warrenville V&S Drugs for \$10 gift certificate;
Warrenville Tire - Goodyear for Free oil change/filter;
Casually Yours for two \$10 gift certificates;

And last but not least a big thank you to all our friends and neighbors who came and brought a dish to share for a fun-filled afternoon. Hope to see you all next year.....

...Submitted by Toni Oster, Chairperson

GROUNDSKEEPING: August 13, 1990 Meeting Minutes.

In attendance: Fred Gervase, Jerry Vicino, Cheryl Mahowald, Tim Phillips. Absent: John Spartz, Dave Polak.

The meeting began at approximately 7:00 pm.

The committee discussed the lower cul-de-sac plans. They are still waiting for estimates from the contractor.

Discussed the cost of removing the dead trees between lots 31 & 32. The committee recommends that we pay H&B the \$20.00 to remove the trees. This area still needs to be hand seeded. Fred will check with H&B on this.

The committee discussed having H&B (or whomever is contracted) apply Miracle-Gro on the entrance island next year. The committee would like to commend H&B on their prompt and courteous service. H&B came out to inspect the clover in the common area and did a complete week and feed at no charge. It is recommended that we do pre-emergence weeding next year.

Fred has coordinated a group of chain saw wielders to cut up the dead trees in the lower common area. They are Fred Gervase, Skip Nesbit, Karl Berland & Tim Phillips. They will be cutting on August 18 at 10 a.m. Wood will be stacked and left for homeowners to take as they wish.

The committee recommends having H&B mow and clean up the lower common area a couple of days before the picnic.

The committee discussed playing baseball in the common area and recommends that hard ball not be allowed. Tim is looking into donating bases or batting helmets for the kids that mowed the diamond. We would like to encourage the kids to use the common area.

Playground equipment was discussed.

The meeting was adjourned at 8:30 p.m. The next meeting is scheduled for Monday, October 15 at 7:30 p.m. at Dave Polak's.

... Minutes submitted by Cheryl Mahowald

BEAUTIFICATION COMMITTEE: Minutes from August meeting. Karl Berland, Jody Bradley, and Tom Sinnott were in attendance.

Tree planting along Highway 59 was discussed. Some homeowners living along 59 have expressed opposition to this. The Committee feels other items have priority.

The Committee observed grass is growing well in the Common Area.

Planting of trees in the parkway area is strongly encouraged by the Committee. Tom will get quotes from nurseries for trees. Recommended Trees: Green Ash, Hackberry, Little Leaf Linden, Honey Locust, Bradford Pear. Not recommended: Pin Oak, Silver Maple, Weeping Willow, Birch, Poplar.

The Committee asked Fred Gervase to ask H&B for a quote to plant mums at the entryway.

Tom will get quotes and recommendations for shrubs to plant from the existing fences to approximately 15-20 feet from sidewalk along the exit sidewalk between Lots 51 and 52. The Committee feels that low-growing (5-7 ft), non-dense shrubs will be best to plant along the Common Area exit. Primary concerns are: low maintenance, visual appeal, size and habit, and cost. Depending on pricing the Committee is planning on purchasing shrubs of sufficient size to fill in planted area in 2 years. Suggestions are welcomed.

Next Meeting: September 10, 1990, 7:30 p.m. at the Bradleys'.

NEWSLETTER COMMITTEE: The Committee met on August 21, at 7:30 p.m. at the Christiansens'. Present were Toni Oster, Judy Molina, Doris Ehret, Leona Gervase, Becky Christiansen, and John Christiansen. The content of the Newsletter was discussed and writing

assignments distributed. Next meeting is scheduled for Wednesday, September 19 at 7:30 p.m. at the Christiansens'.



Announcements

Congratulations to Tiffany Durso, Lot 15, who was chosen to represent Warrenville in the Miss Illinois American Pre-Teen Pageant!

LOST AND FOUND! Would the person who left their wooden cheese tray (and cake slicer), which held (and cut) the pineapple upside down cake at the Luau, please call Toni Oster at 393-6200? Toni's holding onto it for you!

A suggestion from Leona Gervase for support of local arts: The DuPage Symphony's first concert of the season will feature Michael Surratt at the organ of Wheaton College's Edman Chapel. Music will include Camille Saint-Saens' Organ Symphony, the Stokowski arrangement of Bach's Toccata and Fugue in D Minor, Samuel Barber's Adagio for Strings, and Music for Organ, Winds and Brass by Gigout and Strauss. This concert, scheduled for Saturday, October 20, at 8 p.m., is one of four subscription concerts. An entire family can enjoy all four concerts for only \$30 a season, exceptionally reasonable. Please contact the DSO ticket chairman at 665-0797 or Leona Gervase at 393-4045 for more information.

Best wishes for a speedy recovery to Charles Langston.

RIVER OAKS BOARD OF DIRECTORS MINUTES OF AUGUST 16, 1990 MEETING

IN ATTENDANCE: Toni Oster, Bob Modene, Linda Saxton, John Christiansen, Fred Gervase

GUESTS: Leona Gervase, Tom Sinnott, Becky Christiansen

ABSENT: Amy Salyer, Gloria Langston, Veronica Williams, Karl Berland

The meeting was called to order at 7:40 p.m. The minutes of July 18, 1990 were read and stand approved as read.

OPEN FORUM

Becky Christiansen came at the request of Jim Kleinwachter who is charge of the West Branch of the DuPage committee which is part of the Conservation Foundation of DuPage County. Jim would like to have a liaison with homeowner associations in subdivisions bordering the river, and to encourage them to discourage illegal dumping in the river. It is illegal to dump any foreign matter into the river (Sec.2.1 of the Illinois Fish Code). Our own covenants state that there shall be no dumping in the common area (which includes much of the river banks). The Groundskeeping Committee will be the liaison with Jim's organization.

Leona Gervase brought up the issue of trespassing. We will have our attorney address this issue, of the common area being private property, with the police in Warrenville. We do have the right to have people removed from our private property if that person proves to be a menace to the children in our subdivision.

Treasurer: In reviewing Article XI of the By-laws (regarding charging interest on delinquent accounts) the Board has decided not to lock into a fixed rate which may not be practical in 10 years. Instead, we will review the interest rate annually and adjust accordingly.

Much discussion was had on how to handle delinquent accounts. It was decided that:

1. A late notice will go out from the treasurer after an account is two quarters past due.
2. After an account is 9 months past due a second notice will go out. This notice will inform the homeowner that a \$15.00 late penalty has been attached to their already late dues. It will also state that if payment is not received within 10 days a letter from the

Association attorney will be forthcoming telling them that a lien will be placed against their property. The homeowner will then be liable for the delinquent dues, interest on the dues, \$15.00 late penalty, all court costs, filing fee and all attorney fees.

Bob made a motion that we adopt the above policy of a \$15 late penalty fee. Seconded by Fred Gervase. Ayes: Modene, Gervase, Saxton, Christiansen. Nays: Oster. Motion passed, 4-1.

3. Final notice will be sent from Association attorney stating that a lien has been placed against the property.

Bob Modene made a motion that we adopt the 3-step policy. Motion carried unanimously.

As of August 16th all late accounts had been sent a reminder from the treasurer. Of the twelve previously delinquent accounts (for a total of \$956), only five accounts remained past due (three accounts with no response, one partial payment, and one returned check for signature).

At this time two homeowners will receive a final notice and two homeowners will receive a second notice.

BEAUTIFICATION: Karl Berland was absent; Tom Sinnott gave report. Last meeting was attended by Jody Bradley, Tom Sinnott and Karl Berland. Some ideas of bushes planted along sidewalk were, small dwarf lilac, red twig dogwood or a variegated dogwood with evergreen anchors. Parkway plantings: the committee is looking into getting quotes for acquiring trees in bulk for a lower price for all homeowners who would be interested in planting a tree in their parkway. Some examples of a good parkway tree were, Green Ash, Hackberry, Linden, Bradford Pear or Honey Locust.

Bulb planting: Fred will get an estimate from H&B to plant the bulbs in the entryway island this fall.

The tree planting along Route 59 is not being actively pursued at this time.

Next meeting September 10th at Jody Bradley's at 7:30 p.m.

GROUNDSKEEPING: Fred reporting (see committee minutes). H&B will be taking

out dead trees near the pump station. A letter of thanks will go to H&B for the free application of weed-and-feed they applied. They will apply weed-and-feed one last time in September. H&B will mow on the Friday before the block party.

NEWSLETTER: John stated all going well. He urged homeowners to send in their news.

CITY LIAISON: Amy Salyer absent. Linda Saxton gave report. Board is invited to attend Public Works meeting on August 28 at 7:00 pm at City Hall to discuss the follow-up of letter sent to Dennis Posluszny. This letter had been sent in May and told of our dissatisfaction with the conditions of our sidewalks, sewer lines, sinking driveways, and condition of the retaining wall. Bob Modene and Linda Saxton to attend.

OLD BUSINESS: None

NEW BUSINESS: A letter was received from homeowner on Lot 31 with concerns regarding possible playground equipment in the common area, dead trees around the pump station and the distribution of dues.

It has been decided to call our attorney before the Public Works meeting and meet with him to go over what it is we expect Anden to do in regards to the repairs needed. Linda will set up appointment. We also want to review the last filed plat of survey that the attorney got from the county.

The meeting was adjourned at 10:30 pm.

[Answers to quiz: 1. teacher, 2. school, 3. tests, 4. study, 5. recess, 6. English.]

WE NEED YOUR NEWS! Won't you help us with the next edition of the *River Oaks NEWSLETTER*? The *NEWSLETTER* is for, by, and about the residents of River Oaks. We will gladly print any announcements, classifieds, craft ideas, kids' stuff, recipes, etc. If you have a scoop for us, just jot it down along with your name, and drop it off to any member of the Newsletter Committee:

- John & Becky Christiansen, 2S600 River Oaks (Lot 19);
- Doris Ehret, 2S530 River Oaks (Lot 35);
- Leona Gervase, 2S572 River Oaks (Lot 21);
- Judy Molina, 2S510 River Oaks (Lot 37);
- Toni Oster, 29W630 Ridge (Lot 4).

... in the mailbox is fine.

The deadline for submitting news for the next Newsletter issue is

SEPTEMBER 28.

Taffy Apple Salad

... FROM JUDY MOLINA

1 large can chunk pineapple (drain and save juice)
2-1/2 C miniature marshmallows
1 egg, beaten
1 Tbsp flour
1-1/2 Tbsp white vinegar
1/2 C sugar
8 oz whipped topping
2 C chopped apples

In bowl, mix drained pineapple and marshmallows; chill overnight. In saucepan, mix pineapple juice, egg, flour, vinegar, and sugar. Heat until thickened; chill overnight.

NEXT DAY: Mix pineapple and marshmallows with sauce. Add remaining ingredients. Chill until served.