

River Oaks Newsletter

VOLUME 2, NUMBER 9

DECEMBER 1990

ATTENTION HOMEOWNERS!

ANDEN CONTRACTORS WILL BE IN THE SUBDIVISION DECEMBER 17, 18, AND 19. THE WATER WILL BE TURNED OFF FROM LOT 56 EAST FOR APPROXIMATELY 1 HOUR WHILE THE FIRE HYDRANT BETWEEN LOTS 40 AND 41 IS RELOCATED.

would like to see on the Board. Return the petition to a member of the Nominating Committee: Veronica Williams (Lot 55), Janice West (Lot 36), or Becky Christiansen (Lot 19), on or before Friday, January 11, 1991. The Nominating Committee will notify all nominees that they have been nominated. It is committee policy not to reveal to the nominees who nominated them.

... Submitted by Nominating Committee

"What shall I put you down for?"

BOARD NOMINATIONS: It is time once again to think about running for the Board of Directors of the River Oaks Homeowners Association. Every year there are three positions to fill on the Board, each with a three-year term. The actual amount of bondage these three people must endure is not extreme. There is a monthly Board meeting to attend, and a monthly committee meeting to oversee. It is a great way to get involved in the Homeowners Association, especially if you feel strongly about how you would like the association to be run.

It's simple to run for the Board. At the back of the Newsletter, you will find a nomination petition. You can nominate yourself, or someone else you

ATTENTION: YULETIDE MUSICIANS!

The Newsletter Committee would like to promote a caroling spree around River Oaks, some time before Christmas, weather permitting. We will circulate a flier giving all the details. Watch for it!

*"Once upon a time ...
old Scrooge
sat in his counting house."*

TAX ASSESSMENTS: Thirty-four households in River Oaks agreed that their tax assessments are too high, and they met together to do something about it. They pooled their information and exchanged ideas. They filled out the triplicate forms and sent in duplicate evidence packets. The result is one of the first group hearings ever before the Board of Review of DuPage County.

On January 9th, at 1 PM, there will be a meeting between two representatives of these 34 homes and the Board of Review. The representatives, Joe Williams (Lot 55) and Tom Sinnott (Lot 53), were elected by the group to present the arguments for lowering the tax assessment. They will meet with the Board of Review for an hour. Then there will be short hearings for five homeowners who discovered errors on their record cards (such as non-existent basements, non-existent skylights, etc.). These will be followed by regular 20-minute hearings for five other homeowners who want to discuss their individual cases in more detail. If you requested either a short individual hearing to correct property record cards, or a longer individual hearing, you should have received written notice of the exact time your meeting will take place. If you have not received written notice, please contact Becky Christiansen at once. (Note: If you are only involved in the group hearing, you will not get any written notice!)

The evidence is convincing to the group of 34. It consists of a history of sales (and attempted sales) in River Oaks during 1988 and 1989, as a way of establishing that elusive "Fair Cash Value" so often quoted by the assessor. Also, there is a comparison of River Oaks with Fox Hollow. And there is also a comparison of assessments in our "assessment neighborhood" (the City of Warrenville minus all subdivisions), which is noticeably underassessed.

The evidence gathering was a group effort. Thanks should go to Jill Highland for numerous real estate sales listings; to Jody Bradley for her cache of old listings; to Mark Moore for the history of the sale of his home in listings; to Roger Polsley for valuable Fox Hollow comparisons; to Lucy Emerson, Lois Hitchcock, and Ana Vainisi for information from professional appraisals; to Veronica Williams for home sales information in Warrenville; to Joe Williams for VHA information about real estate in Warrenville. Also thanks to Amy Salyer for her company and help at the Winfield Township Assessor's office, and to Leona Gervase and Linda Saxton for their help in getting these forms to and from the county building. And also a big thank you to Fred Gervase, who had to answer everyone's questions the weekend before the forms were due (when I skipped town). Way to go!

Is this going to have any effect? We won't know for sure until the New Year. However, with the evidence to date, many of us are interested in pursuing this to the State level if the County appeals procedure fails. The spectre of continued tax assessment increases is very real.

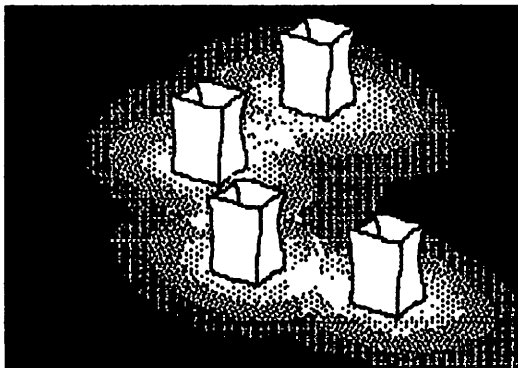
...Submitted by Becky Christiansen

Letters to the Editor

*Thanks to the River Oaks Newsletter!
We took your suggestion and checked with the assessor's office and discovered not only are we being taxed for a basement we don't have, we are also being taxed for a non-existent garden room.*

..... Bill Taluc, Lot 13.

"... there sprung a bright clear jet of light by which all this was visible."



LUMINARIA: The Newsletter Committee would like to make a suggestion for holiday decorations. Wouldn't it look spectacular if as many people here as possible put out luminaria on Christmas Eve? Hardware and craft stores carry the components for luminaria. A simple paper lunch bag with sand and a candle inside is the classic luminaria; glitzier variants are also available. For you pop-drinkers, here is a clever way for you to recycle your plastic 2-liter pop bottles. Remove the top one-third of each bottle and put in sand and a plumber's candle to create high-tech luminarias that can be used again next year.

"And their assembled friends, being not a bit behindhand, roared out lustily."



PARTIES: To continue the newsletter's helpful hints, here are some guidelines for holiday entertaining...

Festivity Level 1: Your guests are chatting amiably with each other, admiring your Christmas tree ornaments, singing carols around the upright piano, sipping at their drinks and nibbling hors d'oeuvres.

Festivity Level 2: Your guests are talking loudly - sometimes to each

other, and sometimes to nobody at all, rearranging your Christmas tree ornaments, singing "I Gotta Be Me" around the upright piano, gulping their drinks and wolfing down hors d'oeuvres.

Festivity Level 3: Your guests are arguing violently with inanimate objects, singing "I Can't Get No Satisfaction", gulping down other people's drinks, wolfing down Christmas ornaments, and placing hors d'oeuvres in the upright piano to see what happens when the little hammers strike.

Festivity Level 4: Your guests, hors d'oeuvres smeared all over their bodies, are performing a ritual dance around the burning Christmas tree. The piano is missing.

You want to keep your party somewhere around Level 3, unless you rent your home and own firearms, in which case you can go to Level 4. The best way to get to Level 3 is eggnog.

"'Thankee,' said Scrooge, 'I am much obliged to you. I thank you fifty times.'"

The River Oaks Board received this friendly note from this year's mowing contractor, H&B Services:

"As the year and landscaping season draws to a close, H&B Services would like to express our thanks for giving us the opportunity to serve you. Your business and loyalty are important to us and we are continually looking for new ways to improve the quality of our service. We will resume our landscaping services next Spring and look forward to seeing you in April of 1991. We at H&B Services wish you Happy Holidays and a very prosperous new year.

*Sincerely,
Bob Burns and Hal Simons, Partners*

The Board was generally quite pleased with H&B's work this past year. Homeowners are asked to let the Board or the Newsletter know if they have any constructive comments, positive or negative, about H&B's work.

ANDEN UPDATE IV

As noted in the minutes of the November 15 Board meeting, the Warrenville Public Works Commission, in its November 13 meeting, resolved to recommend to the City Council that the City pull Anden's maintenance bond for failure to complete work in River Oaks.

At the November 19 regular City Council meeting, the proposal to begin the procedure of pulling Anden's bond was approved unanimously without debate as part of the Council's "consent agenda".

The City's next moves were (1) for City engineers to inspect the subdivision for deficiencies, and (2) for the City attorney, Barry Moss, to write a letter to Anden informing them of the City's intentions regarding the bond. Both moves have been made, and we are now awaiting a status update from the City.



Announcements

Remember, during this busy time,
Babysitters are hard to find;

Don't despair,
I am there!

.....Call on Jacquie Salyer:

Reasonable, reliable, responsible;
references available. Call 393-7645.

Girl Scout Troop 591, under the direction of Linda Saxton, will be Christmas caroling around the subdivision on December 17, beginning at 7 PM.

Big thanks to Elaine Modene for picking up Christmas trees and Cheryl Soelke for making bows and decorating the trees in the River Oaks entryway island!

COMMITTEE NEWS

NEWSLETTER COMMITTEE: The Newsletter Committee met on Wednesday, November 28th. The prizes for the Halloween decorating contest were discussed. First prize, to the Dursos, was a "Warrenville 1833" pottery vase; second and third prizes, to the Gervases and Salyers, were "Warrenville 1833" pottery mugs. The December Newsletter was planned. We had a Dickens of a time (with our quotes from A Christmas Carol). In the chaos of the moment, our chairman forgot to set the next meeting time, so it is on his shoulders to inform the members of when next we meet.

GROUNDKEEPING COMMITTEE: November 20, 1990 Meeting Minutes.

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

The meeting began at 7:30 PM with a review of the last meeting's minutes. The minutes were approved. The letter to the city concerning seal-coating the easement drive to the pump station was reviewed, and the committee thinks that the city should pay for this maintenance. The Groundskeeping Committee will send a letter to H&B to thank them for current services and let them know that the committee is working on bid specs for next year's services. Jerry will compose this letter.

Anden Update: discussed letter from City Attorney concerning Ordinance #828 and other items the homeowners are unhappy with Anden about.

Budget for 1991: After lengthy discussion, a final number was decided upon which will be presented to the board for approval. For a more detailed description, see Fred Gervase. The committee discussed charts and visual aids for the annual meeting presentation.

Lower cul-de-sac: two proposals were submitted for the concrete work. The committee recommends accepting the bid from Ralph Koslowski. This will be submitted to the Board for approval.

There was no new business. The meeting was adjourned at 9:30. The next meeting will be at Cheryl Mahowald's at 7:00 PM on December 18th. Be there aloha.

... Submitted by Cheryl Mahowald

NOMINATING COMMITTEE: The Committee met on Tuesday, November 13th, at 7:30 P.M. at Veronica Williams' house. Present were Veronica Williams (chairman), Janice West, and Becky Christiansen. The nominating petition which will appear in the December Newsletter was planned. The deadline for the petitions was set at Friday, January 11. The next meeting of the committee will be Tuesday, January 15, to go over the nomination petitions received.

... Submitted by Becky Christiansen

**BOARD OF DIRECTORS MEETING
RIVER OAKS HOMEOWNERS ASSOCIATION
November 15, 1990**

IN ATTENDANCE: Karl Berland, John Christiansen, Fred Gervase, Gloria Langston, Bob Modene, Veronica Williams

ABSENT: Toni Oster, Amy Salyer, Linda Saxton

The meeting was called to order at 7:52 PM.

NOMINATING COMMITTEE: Veronica reporting. The committee met on November 13. A nominating petition will be included in the December Newsletter.

The petition will be similar to last year's; you can nominate yourself or someone else. One difference from last year's petition is that there will no longer be a space to write in the reason the prospective nominee should be considered for a Board position. This type of information will be collected only from nominees who have agreed to run. Veronica will also write an article for the December Newsletter. The committee will meet again in early January.

CITY LIAISON: Gloria reporting for Amy. A letter was sent to the City requesting that the asphalt apron leading to the pump station in the lower cul-de-sac be resealed.

TREASURER: Gloria reporting. We need an accounting from the Board's attorney, Joe Ricely; we have not received a bill in several months. Gloria will resolve this with Ricely. Budgets will be discussed in depth at the December Board meeting. Committee chairpersons should have their proposed budgets ready.

BEAUTIFICATION COMMITTEE: Karl reporting. Spring bulbs have been planted (by Karl) in the River Oaks entryway island. Hedges and evergreens have been planted along the easement sidewalk between Lots 51 and 52. Karl proposed that special thanks should go to committee member Tom Sinnott for getting the sidewalk planting done; the Board agreed. Veronica suggested marking off the other Common Area entries with plantings. Karl responded that some of the affected homeowners were opposed to such a plan. The Board requested that the Beautification Committee reconvene soon to try to plan possible future improvements.

GROUNDKEEPING COMMITTEE: Fred reporting. The committee has not met recently, since groundskeeping activity has wound down for the year. The last cutting by H&B was on October 22. Fred read a note from H&B thanking River Oaks for our patronage this year. The note will be printed in the December Newsletter.

NEWSLETTER COMMITTEE: John reporting. The committee's Halloween house decoration contest was a success. John

noted that the committee has been preparing and distributing an increasing number of flyers in addition to the regular monthly Newsletter.

OLD BUSINESS:

The Public Works Commission resolved at their November 13 meeting (attended by members of the Board) to recommend that the City pull Anden's maintenance bond for failing to complete their work in our subdivision satisfactorily. This proposal will be voted on by the City Council in their November 19 regular meeting at City Hall. The Board agreed to have members present for the November 19 meeting, just in case the issue comes up for debate.

Veronica proposed that a subcommittee be established to deal with the outstanding Anden-related issues.

Proxy statements will be included in the Board's official mailing for the Annual meeting (February 7). We need to know the location of the meeting before we can send the proxy statements. Toni Oster was deputized to get this information.

NEW BUSINESS:

There will be a meeting on our property tax assessments on Saturday morning, November 17, at either the Christiansens' or Gervases'. The Newsletter Committee will circulate a flyer with details. Everyone will be encouraged to attend and bring as much information as possible to support lowering our subdivision's assessments. The information we collect will be organized into packets which individual homeowners can attach to their petitions, and will be copied for any homeowner who wants it.

The meeting was adjourned at 9:02 PM. The next meeting will be at 7:30 PM on Thursday, December 13, at the Berlands'.

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, 29W620 Ridge (Lot 4).

... in the mailbox is fine.

Remember!! The Newsletter will not print anonymous submissions.

The deadline for submitting news for the next Newsletter issue is

DECEMBER 28.



BIRTHDAY KIDS!

The question: Besides giving gifts, what can you do to make another person's Christmas happy?

This month, some of River Oaks' Junior Highers gave us their ideas:

Matt Gervase - Give someone a compliment or a hug.

Jacquie Salyer - Give to the needy, participate in "Christmas Sharing" at school, take a friend on a sleigh ride.

Jamie Salyer - Help the poor by giving things no longer needed, like used furniture.

Tennille English - Take someone out to dinner; tell someone how much you love them; say, "We don't need presents as long as you are here".

Angie Vainisi - Give smiles and hugs.

Sara Vainisi - Share love.

Brian Oster - Helping them with their work, jobs, or chores.

ATTENTION: YOUTHFUL THINKERS . . .

Be on the lookout next month for Mrs. Gervase, the roving Newsletter reporter. She will want to know what your #1 New Year's Resolution is. Your name and answer could appear in the January Newsletter!

HAPPY BIRTH-DAY, DECEMBER KIDS!

Laura Brocker

Elaine Brocker

Tennille English

Robert Emerson

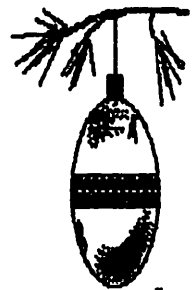
Kristine Recometa

Victor Ng

Brittani Highland

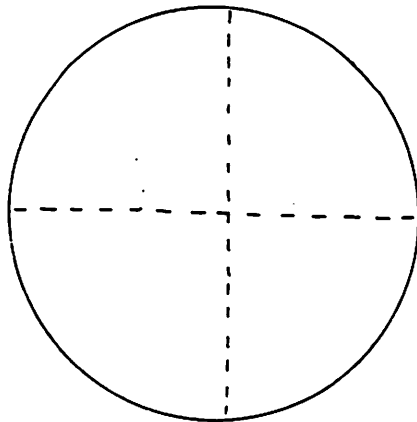
HOLIDAY CRAFTS

Want to try your hand at some nifty paper ornaments to decorate with this holiday season? Then look on the following page for directions. The ideas were donated by Mrs. Susan Ray, Lot 65.

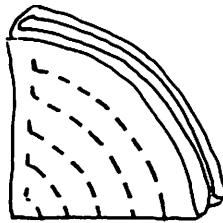


PAPER

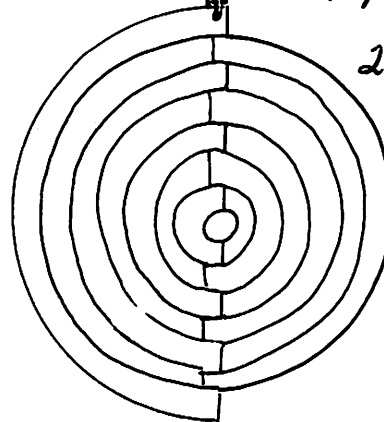
ORNAMENTS



Fold



double-fold
side down
cut dotted
lines and
stop at
margin.

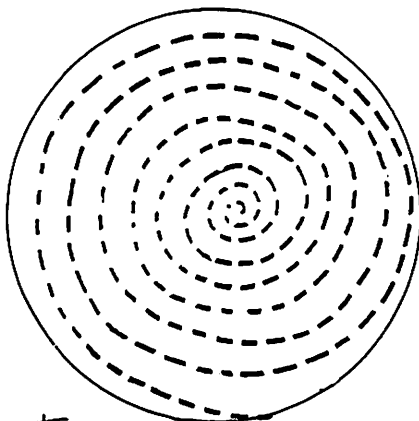


Bend one
moon left
one moon
right

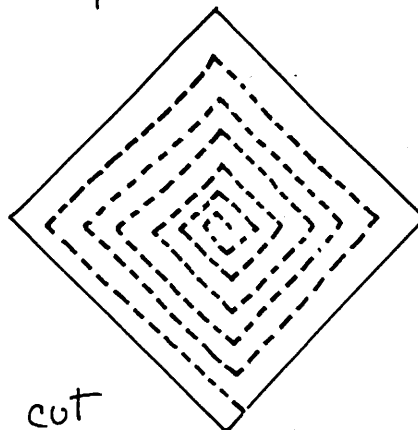
1- CUT COLORED
PAPER disks

2- Fold AS
DIRECTED

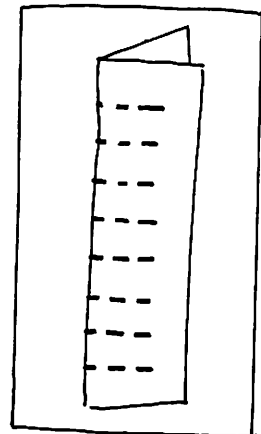
3- HANG
ON
TREE



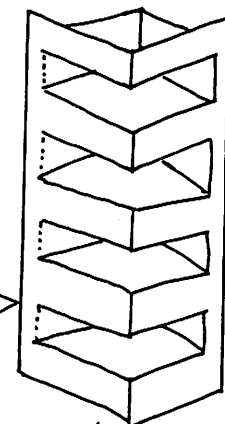
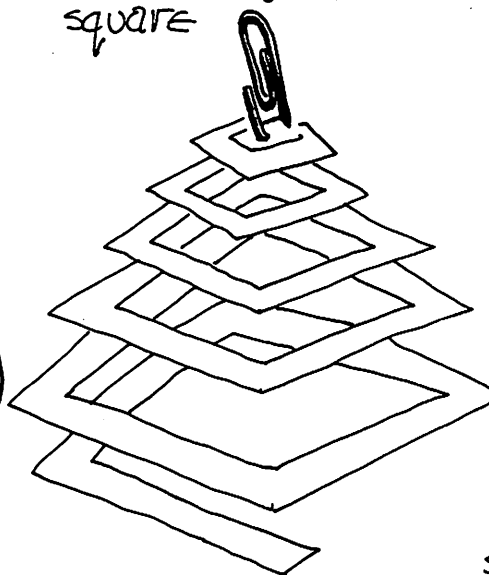
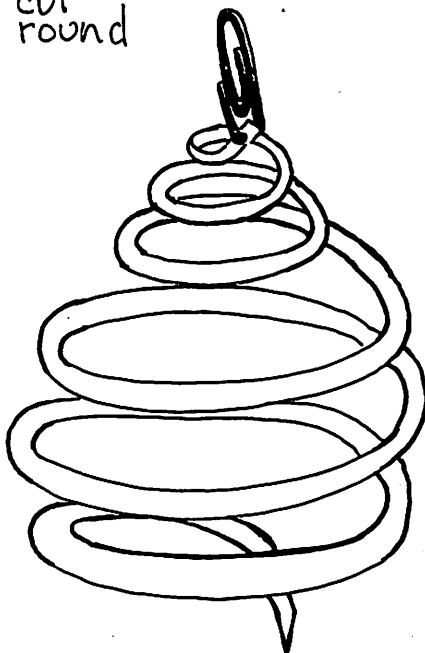
cut
round



cut
square



fold rectangle.
cut to margin



Bend one
strip in and
one strip
out.