



River Oaks Newsletter

Volume 3, Number 2

April 1991

SEEKING OCCUPANCY!!

Make the difference in your neighborhood! Become a Board Member of our Homeowners Association. There is a vacant seat open with only a one-year lease. Let's hear your opinions -- share your ideas -- make that difference and fill that opening on the Board. Our meetings are interesting, challenging, active, and only once a month. Anyone interested please join us at our next meeting, Thursday, 7:30 PM on April 25th at the Osters' or call Toni Oster for further information at 393-6200.

TAXES

The River Oaks Tax Appeal has been successful! The tax assessments for the 34 homes involved in the appeal, and for most of the other homes here in the subdivision, have been lowered by 13%. This was the amount requested by our appealers, Tom Sinnott and Joe Williams. This was the figure derived from a comparison of all final sales prices in River Oaks to the assessments levied against those

***"River Oaks has saved itself
\$44,400 this year"***

homes last November. In the case of the property along Route 59, which those participating in the appeal argued should be further lowered in value because of being along a highway, most of the assessments were lowered 22%. Those houses in the appeal that found errors on their record cards and requested corrections had additional decreases in their assessments. So what does this mean in dollars? If you add up the total taxes for all homes in River Oaks that would have been due if our assessments had not been lowered, and compare them to the total taxes with these new assessments, River Oaks

has saved itself a whopping \$44,400 this year alone!!! The figure becomes astronomical if you consider all of this compounded year after year. Individually, the average savings in taxes per household is \$672.42, or over \$56 off your escrow payment per month. Which just goes to prove that 34 people, a bunch of data, a good spreadsheet, and some powerful talking can be effective!

If you still have questions about how your assessment was figured, especially in relation to other homes here in the subdivision, you may want to check your record card, and compare it to your neighbors'. These are public information, and are available on request at the Winfield Township Assessor's office in West Chicago. Some of those who checked their cards last November found mistakes which had been costing them dearly each year!

It is also interesting to see what goes in to making different assessments. For example, fireplaces, bay windows, upgraded exteriors, and air conditioning all contribute to increased assessments. Check it out and be informed!

GARAGE SALE

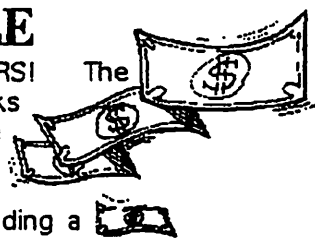
MARK YOUR CALENDARS!

Annual River Oaks
Subdivision Garage Sale

will be on Friday, May 31
and Saturday, June 1,

1991. We are also including a

craft sale this year so get your
spring cleaning started and finish up those crafts!



If you are interested in joining in on the sale, please contact Linda Saxton at 393-2206 or Cheryl Soelke at 393-9861. We will be advertising this sale in the Naperville Sun as well as the Warrenville Free Press.

All those participating will need to split the cost of the advertising since this is not a function of the Homeowners Association Board.

**FLOOD NEWS - SEE BACK
PAGE**

ANDEN UPDATE

On March 14, 1991, the City Attorney for the City of Warrenville filed suit against the Anden/ESR Corporation and their bonding company, American Motorists Insurance Company. The suit alleges that Anden failed to complete numerous public improvements within River Oaks to the City's satisfaction, and that Anden failed to comply with City Ordinances 828 and 756, which require substantial landscaping to be provided within River Oaks by Anden. The list of public improvement problems is lengthy; it is nearly the same as the list presented in the City Engineer's report (see the "Anden Update" story in the January, 1991 Newsletter).

The River Oaks Board is very gratified to see the City deliver on its promise to come to bat for River Oaks in our struggle to get Anden to fulfill its commitments to our subdivision. The Board intends to be of any help it can be to the City in pursuing the lawsuit.

MAKIA LANGSTON IN TEEN PAGEANT



Congratulations to Makia Langston, Lot 45, for being Second Runner-Up in the Miss Teenage Illinois Scholarship Contest! Makia, a senior at Wheaton Central High School, was invited to participate because of her involvement in many activities at the high school, including drama and vocal groups. The contest was held March 22 through March 24 at the Hyatt Regency in Schaumburg, and featured entrants from across the state. The girls presented a prepared speech, as well as unrehearsed answers to judges' questions. Makia, as second runner-up, received a \$1000 scholarship that has been sent directly to the college she will be attending next year. Best of luck, Makia!

Congratulations

Bill Murphy, Lot 1
Our new City Alderman!!!

Welcome to our Newest Neighbors:

Peter & Donna Boivin, Lot 60,
and their two children: Derek
(5) and Kristine (3).



Kwang-Soo and Duk-Soo Kim,
Lot 61, and their three children: Gina (12),
Samantha (9), and Lisa (8).

EGG MANIA!

On a cold blustery March day, we held our Fourth Annual Easter Egg Hunt. All the Oaker kids turned out in full force and a good time was had by all. Six hundred eggs were hidden in three yards by the bunny helpers, and we think every single one was found. The Easter Bunny showed up a la Eagle Errand Service and distributed treats. The Easter Egg Hunt was organized by Millie Murphy who did a great job, with help from Linda Saxton, Ana Vainisi, Amy Salyer, and Toni Oster. Big thanks to Christiansens, Brenks, and Salyers for the use of their yards. We even made the front page of Warrenville Free Press to show what great fun we have in this neighborhood.



STARS OF RIVER OAKS

River Oaks was well represented at this year's Friends of the Fourth Talent Show. The cast of 105 members, under the direction of Mayor Lund, performed for 1 hour and 15 minutes of uninterrupted entertainment. The participants represented all ages and performed singing, dancing and skits. "The talent in this town is unbelievable", reported Toni Oster, Fourth of July Chairman. All proceeds from the show go to the Warrenville 4th of July celebration. The River Oaks dancers performed to "Under the Sea" from the Little Mermaid. Performing were: Hilary Saxton, Julie Berland, Michele and Tiffany Durso, Jessica and Stephanie Carlson, Sara and Angie Vainisi, Heather Moore and Jacqui Salyer. Indigo Ice, a barbershop quartet, performed "Blue Skies" and "Baby Face". Jan Berland is a member of Indigo Ice and performed a solo. Everyone had a great time performing and watching.

LETTERS

To The Residents of River Oaks:

I want to extend my sincere thanks to all of you who voted for me in the Council election. I was quite surprised that I won in this off year which did not have many issues. But as I reviewed the results of the election, I realized that it was you, my River Oaks neighbors, that put me over the top. The votes I received in other neighborhoods were most likely equal to what my opponent received in those same areas. Therefore it was River Oaks that did it. To all of you who supported me last Tuesday and to those of you who didn't, I will welcome your input over the next 4 years and will be responsive to it. Thank you again for your support.

..... Bill Murphy

MEMO:

To: Parents of River Oaks
Re: Children's Safety

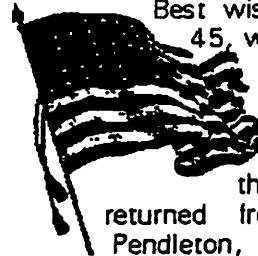
As you may have noticed, there is a problem with the drain in the upper Common Area, now Lake River Oaks. It has been noted that children have begun to play near and in the water. Be advised that the grate over the drain sometimes blows off when water fills the area, leaving the drain uncovered. Should children be in the water and should the drain suddenly start to work again, they could be sucked down into the drain, which is quite large. (Note: The city has said that they will bolt down this grate!)

When rain water is excessive, the upper bowl of the Common Area fills and eventually flows over into the lower bowl, making a spectacular waterfall. Children have been using this waterfall for sledding (with plastic snow sleds). Again, there is potential danger from the water and also from potential mud slides if the berm between the two bowls becomes saturated enough. Please tell your children to save their sledding until winter!

Please remind your children to respect other people's property. There have been several incidents recently where homeowners have reported that their landscaping has been injured (shrubs knocked over, tree staking cut, etc.), after children

have been playing around them. Also, some children have been found digging on the large retaining wall. We need your help to teach them to respect the area where they live, and to not damage it.

YELLOW RIBBON TIME



Best wishes go to the Langstons, Lot 45, who are celebrating the return of their son, Lance Corporal Charles Langston, Jr., from Saudi Arabia. Charles is with the Headquarters Battalion of the First Marine Division and returned from Saudi Arabia to Camp Pendleton, California, on Monday, April 1st. Charles, who enlisted right here in Warrenville and still considers himself a Warrenville resident, will be home for the Fourth of July. His parents can't wait!

NOTICE

RECITAL

Hope Presbyterian Church on Wiesbrook in Wheaton will be the setting for a Spring Recital of the students of Leona Rae Jones-Gervase. Sara Vainisi and Heather Moore of River Oaks are among twenty students who will perform Saturday, May 4th at 1:00 PM. River Oaks residents are welcome to attend. For more information, call Leona at 393-4045.



NEED A BABYSITTER?

I baby-sit all ages.
DEPENDABLE!
RESPONSIBLE!

Call JACQUIE SALTER
393-7645

CALENDAR OF EVENTS



April 25, 7:30 PM, Board Meeting

Monthly Homeowners Board Meeting
at the Osters,
29 W 620 Ridge Dr.

April 27, 1 PM, Arbor Day Fest

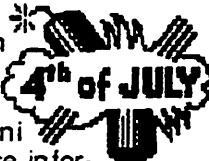


As befits a "Tree City USA", Warrenville will again host an Arbor Day celebration this year, at 1 PM, Saturday, April 27, at the gazebo near City Hall. Plans for Warrenville's gift of trees to re-green the Village of Plainfield in the wake of last year's tornados will be announced, and a "Victory Tree" will be planted. As an added treat, a bluegrass band will play in the gazebo, courtesy of the Kiwanis. Come on over and show your support for our big, green, sappy friends!

May 31 - June 1, River Oaks Garage Sale (see Page 1)

July 4, Fourth of July

For the second year in a row the Warrenville 4th of July Celebration is being chaired by a River Oaks homeowner. This year Toni Oster is in charge of the celebration. Toni has agreed to give us a little advance information on the celebration to get us into the red, white and blue spirit. The theme this year is "Warrenville - A Child's World" and is based on children and families. The day is action packed, and here is a sample. The parade kicks off at 9 AM followed by the opening ceremonies at 10:15 which includes the flag raising by the Red Brigade. The rest of the day is filled with entertainment which includes: downs, jugglers, organ grinders and bands. The Park District is sponsoring children's crafts, and the Fire Department will have the tradi-



tional water fights. Of course, lots of food and beverages will be on hand throughout the day. The day will culminate with a beautiful 30-40 minute fireworks display at 9 PM. Toni has sure planned a great celebration, so mark it on your calendar and plan to spend the day with your neighbors and friends!

MONEY TALKS!

Here are the answers to some frequently asked questions of the Treasurer:

The funds collected by the Homeowners Association are kept in two accounts, a money market account and an interest-bearing checking account. All funds accrue interest!

The reason why your most recent bill from the Homeowners Association was for \$30.00 is as follows: The Board agreed that the dues for 1991 would be lowered from \$144 to \$126 per year (which breaks down to \$10.50 per month). The first quarterly billing for 1991 was sent out before the Annual Meeting in February and before notification of the change, for the old amount of \$36. After payment of this amount, the balance for each homeowner is \$90, to be billed in three equal payments of \$30 each.

If a homeowner makes a payment to the Association with a bad check, a \$15 fee will be added to the homeowner's balance to cover the return check charge that the bank assesses the Association's account.

If a homeowner's account is unpaid for six months, a notice will be sent to inform the homeowner that a \$15. 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. late penalty, all court costs, filing fee and all attorney fees.



KIDS SPEAK !

Hi! Matt Gervase here. This is the first of many articles from children in the subdivision. I just want to put a point across for all the old fogies who throw away everything they use. Do you know what that is doing to the atmosphere? Start recycling! There is a Warrenville Recycling Center close by. Save glass -- green, clear, or brown. If you have a kid in middle school, save used loose-leaf paper, and send the paper with the kid to school. Wheaton Warrenville Middle School has already saved 20 trees! Back to what the recycling centers take: Plastic milk cartons, paper, newspaper, and aluminum. Call your local recycling center. It will help the world and your kids in the future. RECYCLE!

..... submitted by Matt Gervase

Happy Birthday, April Kids!

Derek Boivin
Samantha Kim
Kelsey Doran
Jessica Carlson



Kathryn McKinley
Russell Recometa
Erin Polsley
Lauren Lally
Robert Modene

SAVING OUR EARTH

1. FIRST, FIND ALL THESE WORDS IN THE GRID BELOW AND CIRCLE THEM:

PLASTIC JARS BOTTLES

NEWSPAPER CHEMICALS PAPER

TIRES TINCANS COLLECT SMOKE

TRASH GARBAGE LANDFILL GAS

POLLUTE OZONE WASTE LITTER

FUMES OIL

2. CROSS OUT ALL THE REMAINING OF THESE LETTERS:

O P B Q Z T L

3. UNSCRAMBLE THE REMAINING LETTERS TO FIND ONE WAY TO HELP SAVE OUR EARTH:

— — — — — !

R	P	Q	J	S	I	B	P	B	Q	S	S	Z	T	L	Q
O	S	P	L	A	S	T	I	C	O	Q	P	B	I	O	C
C	Q	A	T	R	T	I	L	I	T	T	E	R	T	O	O
G	H	P	O	S	I	N	B	B	T	R	A	S	H	S	L
P	A	E	E	O	R	C	O	T	L	F	U	M	E	S	L
O	B	R	M	Q	E	A	I	N	E	N	S	P	A	P	E
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U	O	O	B	B	A	S	I	O	Q	K	S	O	P	I	S
T	S	I	O	T	Q	E	L	S	S	N	E	O	B	O	S
E	P	L	A	N	D	F	I	L	L	T	E	P	E	P	S



Submitted by Leona Rae Jones-Gervase



MINUTES OF RIVER OAKS BOARD OF DIRECTORS MEETING

March 21, 1991

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

ABSENT: Karl Berland

GUEST: Becky Christiansen

The meeting was called to order at 7:45 PM by Tom Sinnott.

ANDEN UPDATE: On March 13, 1991, a memo was sent to the City of Warrenville from Anden basically stating that Anden is interested in completing the necessary maintenance items to gain the City's final acceptance within River Oaks. They stated that their problem is in knowing with whom they should be dealing. They also stated that they have reviewed the latest punch list and believe that the most appropriate way to receive clarifications and resolve any disputes is to walk the entire subdivision together again!

On March 15, 1991, the City of Warrenville filed a two-count lawsuit against the Anden Corporation for Breach of Contract and failure to conform to Ordinance 828.

When the Board discussed the situation, we unanimously agreed that this situation is now in the hands of the attorneys for the City and we will cooperate with the City in providing any necessary information (pictures, etc.). If a settlement out of court is discussed, we may need to get involved. A question was brought up by one of the Board members as to whether or not individual homeowners could "tack" on to the lawsuit as individuals. It was decided that at this point, it was not advisable.

The present status of the suit is that it will be placed on the docket for a preliminary hearing and Jim Connors, the City Administrator, will keep us apprised of the outcome.

Copies of the memo of March 13, 1991 and copies of the lawsuit were passed out to the Board members.

Jim Connors talked to Tom Sinnott and stated that he doesn't want to get involved between the City

Council and Anden. He was writing a letter on March 25, 1991 requesting a "walk-thru" and a meeting to go over the punchlist status. Jim will advise the status of that meeting after it is conducted.

Tom Sinnott made a suggestion that we establish a correspondence log to keep track of everything regarding the Anden vs. City correspondence. It was decided that the Secretary will keep this correspondence separate.

OLD BUSINESS

NOMINATING COMMITTEE: Toni Oster advised the Board that John Spartz will Chair the Groundskeeping Committee; however, he does not wish to be a Board member at this time. We will notify him of all meetings so that he may submit an update of groundskeeping activities or feel free to attend the meetings. Toni Oster made a motion that we accept the H&B proposal for groundskeeping. Amy Salyer seconded the motion and the Board unanimously agreed to give John Spartz the authority to contract H&B for the groundskeeping work.

One more position is open on the Board due to the transfer of Fred Gervase. It was decided that an announcement would be run in the Newsletter to notify the homeowners and invite anyone interested in joining the Board to contact Tom Sinnott or any of the other Board members.

NEWSLETTER COMMITTEE: The newsletter went out for the February/March issue. A new graphics program is now being used and it results in a great new look.

TREASURER REPORT: Gloria Langston gave a verbal and written financial report. A question was brought up by Tom Sinnott as to whether or not the Association can save money by transferring some dollars into our Money Market Account where more interest would be accrued. Since we are approaching the Spring/Summer season and monies will be paid to H&B on a regular basis, it was decided that appropriate funds should be left in the checking account. Our checking account does pay interest each month also.

A suggestion was made to re-run the article in the Newsletter giving the guidelines and procedures on the Board's actions when homeowners do not pay the Association fees. The fees have been lowered to \$126 per year. It was agreed that the article would be re-run.

CITY LIAISON: Amy reported that another car drove between two houses on the easement between Lots 51 and 52. Amy will call the Warrenville Police Department to ask where a collapsible post can be obtained and the cost of installing one to prevent this from happening in the future. She will advise at

the next meeting.

The main storm sewer line in the upper Common Area is either obstructed or has collapsed and is backing up water in the top Common Area. After a recent storm, it took over 24 hours for the water to drain from this area. Amy will call the Public Works Office and speak to Dennis Posluszny to see what can be done.

ENTERTAINMENT REPORT: Millie reported that the Easter Egg Hunt is scheduled for Saturday, March 23, 1991 as planned and we are hoping for good weather and a big turnout!

SECRETARY'S REPORT: The annual reports for the Corporation will be filed with the Secretary of State and the Tax Form F will follow accordingly.

Cheryl is currently in the process of contacting all realtors with homes listed in River Oaks to notify them that there is an association in River Oaks and that they can contact Cheryl when a letter is needed for closing or if copies of the By-Laws and Covenants are needed for new owners.

NEW BUSINESS

Tom Sinnott suggested that we could possibly contact the City of Warrenville asking for recommendations and resources available to aid our Board in coming up with a plan for landscaping that would be available if the City suit is won against Anden.

This brought up several items: 1) we need to find out if there is an additional easement beyond the State easement along Route 59. Someone will contact IDOT as this would show up on their records. 2) The Board reviewed an aerial picture of the development before it was cleared for building to get an idea of where the trees, ponds, etc. were located before Anden came in and cleared the area.

John Christiansen will write a letter to Natural Areas Commission asking for some recommendations and ideas regarding landscaping for the Common Areas and subdivision borders.

Tom Sinnott recently received a letter from the Chief of Police of Warrenville asking for our help in establishing better communications between the WPD and our community. A motion was made by Amy Salyer to place the WPD on our mailing list for the Newsletter in response to the request that we better the communications between the Police Department and River Oaks. The Motion was seconded by John Christiansen and the Board agreed unanimously.

Cheryl Soelke made a suggestion that the Board become more organized when it comes to nominating new people to the Board so that the new people coming into the Board know what is available to

them as far as a position and what kind of work would be expected of them. It was decided that each Board member would write a brief description of their position and what the responsibilities are as they see them and that a proposal would be put together to try to bring about a better organized Board entity.

The meeting was adjourned at 10:25 PM. The next meeting will be held at the Oster residence on April 25, 1991 at 7:30 PM. Any homeowners wishing to attend are cordially invited.

..... Respectfully submitted by Cheryl Soelke,
Secretary

Treasurer's Report, March 1991

Balance as of 2-28-91	3631.79
Interest, Feb.	11.65
Deposit	576.00
Total	4219.44
Expenses	
Brian Hampton	577.50
Attorney Fees	590.00
Rubber Stamp & Stamps	15.53
Postmaster (Bills for 91)	37.62
Copies	141.85
Service Charge	6.75
Total Expenses	1369.25
Net	2850.19
Money Market Account	4893.53
Interest, Feb.	19.18
Total, Money Market	4912.71
Total Cash	7762.90

This Newsletter is brought to you by your friendly Newsletter Committee, consisting of:

***John Christiansen, Chairman, Lot 19
Linda Saxton, Lot 32
Lois Hitchcock, Lot 33
Leona Gervase, Lot 21
Becky Christiansen, Lot 19.***

Let one of the committee know of anything you might want included in the Newsletter.

FLOOD BULLETIN:

The City has been contacted several times regarding the drainage in the upper bowl of the Common Area. This drain seems to be obstructed. The Common Area is designed as a place where storm sewer water is detained so that run-off into the river can be controlled. It should fill up with rain, but it also should go down in 18 hours at maximum.

After the rain on Sunday night, April 14, the Public Works department was contacted again about this problem. On Monday morning, they sent out staff to inspect the area. The Director of Public Works for Warrenville, Dennis Posluszny, said that the City will pump the water out of the Common Area if it does not go down itself. Then they will examine the drain and storm sewer lines in the Common Area to see what the problem is.

DON'T FORGET TO CALL
J.U.L.I.E. BEFORE YOU DIG!
THEY WILL IDENTIFY ALL
UTILITY LINES FOR YOU FOR
FREE. CALL THEM AT
1-800-892-0123.