



River Oaks Newsletter

Volume 3, Number 10

January 1992



**8 PM - THURSDAY - FEBRUARY 6
AT JOHNSON SCHOOL
2S 700 CONTINENTAL DRIVE**

Our fifth River Oaks Improvement Association Annual Meeting will be kick off at 8 PM on Thursday, February 6, in the Multipurpose Room at the west end of Johnson School, 2S 700 Continental Drive in Warrenville.

It seems like our Annual Meeting agenda gets more interesting each year. For 1992, we will have a wide array of intriguing and important issues to discuss. We will begin with a presentation by representatives of the Warrenville Park District, who will discuss with us how the Park District will benefit Warrenville as a whole AND River Oaks in particular.

Also, in addition to the Board's financial statement and committee reports, we will have three special presentations and discussions on matters of great significance to River Oaks:

Property Taxes: Our task force of tax warriors will go over this year's joint River Oaks appeal of our property tax assessments. They will recount the happenings at our formal hearing with the Board of Review, and will discuss the possible outcomes of our appeal.

Anden Lawsuit: The City's suit against Anden over River Oaks public improvements and landscaping issues finally goes back to court on January 24th. The case may be resolved, in or out of court, by the Annual Meeting date. At any rate, we will be sure to have the latest scoop on this key issue.

Parkway Tree Plans: Plans and options will be presented in detail and then discussed. Input will be sought from all interested homeowners.

Your attendance at the Annual Meeting is important both to you and to the community you call home! We'll look forward to seeing you all on the 6th!



CALENDAR OF EVENTS

January 23

Monthly Meeting,
Board of Directors
7:30 PM at the Soelke's

January 24

Court Hearing,
Anden vs. City Of Warrenville

February 6

Annual Homeowners Association
Meeting, 8 PM, Johnson School

February 7 & 8

Science Fair & Pancake Breakfast
Johnson School

February 22

Chicago Bears vs. Warrenville
Basketball Game
7:30 PM, Wheaton-Warrenville
Middle School

Becky Christiansen has been a very active homeowner in our subdivision, especially with the tax assessments; she writes:

"Time, energy, and interest are what I will donate to the Board of Directors if I am elected. I have worked on the River Oaks Newsletter for the past three years and helped to organize the River Oaks tax assessment appeals of 1990 and 1991. I am very interested in the work done by the Board and would like to get directly involved."

Joe Lanute has been a member of our community for over three years and would like to get directly involved with the Board. Joe states:

"Thank you for considering me as a candidate on the Board. I have been a resident of River Oaks for over three years. I feel very much a part of our community and I know I can contribute time and ideas in working with the other Board members."

Mandy and I are very proud of our home and our neighborhood; and I would very much like the opportunity to help out."

Paul Koenig is new member of our community and interested in becoming actively involved with the Board. Paul states:

"To keep the association running it takes active participation by the homeowners. I liked the way the Board and homeowners handled the tax assessment issue. I will donate as much time as I can to help the Board."

Notes from Toni Oster, Chrm., Nominating Committee

The Nominating Committee has put many hours in canvassing the subdivision in hopes of seeking occupants for the three vacant seats on the Homeowners Board of Directors. We heard many interesting stories of the whys and why nots. In spite of all the apathy we do have three terrific, hard working people to run for a seat on the board.

By no means are the nominations closed!! Anyone interested or even thinking of becoming a candidate please let one of the Board members know of your interest. The nominations will even be open on the floor at our annual Homeowners meeting Thursday, February 6 at Johnson School (8 PM).

Please remember the strength of our association depends on homeowners participation, and their willingness to input their ideas and time on the Board. We have a great association. Now let's keep it at its best.

The three candidates running for office are: Becky Christiansen, Joe Lanute, and Paul Koenig.

ANDEN UPDATE

The City has responded to Anden's settlement proposal with a counter demand. The next scheduled status hearing is set for January 24. The Board will have a detailed presentation on the City's proposal and any new developments in the case at the Annual Meeting.

The Newsletter would like to thank Elaine Modene and Ana Vainisi for the two recipes that appeared in the last issue. Unfortunately, we had an equipment failure (our computer mouse died before the last two pages of the Newsletter were finished) that prevented us from adding more information to the Newsletter file.

CONGRATULATIONS, HEATHER!



Congratulations to Heather Moore (Lot 52), freshman at Wheaton Central H.S., on her acceptance into the People to People High School Student Ambassador Program. In the October Newsletter, we told you that Heather had been invited to compete for this honor. Upon her return to school after Winter Recess she learned that she had been chosen to be one of the Student Ambassadors. Two other students from Wheaton Central will join Heather and approximately 3,000 other students from all over the United States, on an exciting four-week exchange project to Europe and Russia. Tentatively, Heather will be spending three days in Washington D.C. where she will meet the President, and then she'll be off to spend a week each in England, Denmark, Sweden, and Russia. In the meantime she is studying up on each country and keeping up on current events. What a fun opportunity, Heather! We wish we could go with you!

TAX UPDATE

Nine o'clock in the morning, on New Year's Eve, was the appointed time for the River Oaks tax assessment appeal hearing before the Board of Review at the DuPage County building in Wheaton. Tom Sinnott and Becky Christiansen presented the appeal. The Board of Review seemed impressed by the documentation and analyses of assessment data on Warrenville submitted by River Oaks. The appeal involved both a value appeal and an equity appeal. The value appeal contended that River Oaks was being assessed at too high a level. The equity appeal contended that River Oaks was being "treated unfairly in the assessment process". The assessor's representative demonstrated how they calculated the six percent increase in assessments for River Oaks. Tom noted that the method of figuring our increase was not applied by the assessor to homes throughout Warrenville. The River Oaks group asked that there be no increase in assessments until this inequity is corrected. We will know in late March, probably, if this request is met.

DA BEARS HIT WARRENVILLE



Mark the date: Saturday, February 22, 1992. The Chicago Bears will be playing a tough game of Globetrotter-style basketball against Warrenville's finest at 7:30 PM in the Wheaton-Warrenville Middle School Gym at Butterfield and Wiesbrook Roads.

To make the evening more special, there will be an autograph session with the Bears after the game and an opportunity to purchase Bears souvenirs.

Tickets are \$8.00 in advance and \$10.00 at the door. Tickets may be purchased at the following Warrenville locations: Bower School, Chamber of Commerce Office, City Hall, Corner Gifts, Franks Finer Foods, Mount Hardware, Towne Tap, and Wheaton-Warrenville Middle School. Members of the Park District will also have tickets. Sponsored by Warrenville's Fourth of July Committee, all proceeds will help make the City's annual Fourth of July celebration a very special event. "Bears on Court" provides an evening of exciting entertainment for the whole family. Come to see your favorite Bear, and to see Warrenville beat up on Da Bears. For further information, please call Ana Vainisi at Warrenville City Hall, (708) 393-9427.

* If you would like to BE a part of "Warrenville's finest" (basketball team, that is), you need to purchase tickets and have your name put on the receipt. The 30-player team roster will be selected based on the number of receipts in each player's name. The more receipts with your name on it, the better your chances of making the team. January 31 is the cut-off date for player selection.

SUBDIVISION NEWS: SUMMERLAKES

In response to our effort of sending out our newsletter to other Warrenville homeowners associations, we have received newsletters back from other subdivisions, including Summerlakes. In comparing news it was interesting to note that issues in our two subdivisions were similar in scope. Summerlakes is also looking for nominees to run on their board. One difference, though, is that they invite any prospective homeowner who is interested in running for the board to sit in on two board meetings. Also, instead of printing the minutes verbatim in their newsletter, they only print the motions, who seconded, and how many ayes and nays. Summerlakes is trying to form a Neighborhood watch program. It may be advantageous for us to attend one meeting and see how they are going to set this up.

SCIENCE FAIR / SCIENCE FARE



There will be several River Oaks children participating in Johnson School's 2nd Annual Science Fair. This will be held on February 7 and 8. On Saturday February 8 is the pancake breakfast from 8 to 11 AM, consisting of pancakes, sausage, coffee or orange juice. After eating, one may view the science projects until 11:30 AM.

NOTICE

WANTED: Double bed
mattress and box springs.
Please contact Linda Saxton,
393-2206, if you have such
items for sale.

JUST FOR KIDS !

Read each sentence carefully to find one of these hidden words:

skate, snow, ski, sled

Example: "Keep off ice." has hidden word "office" in it.

1. The luminarias led to the house.
2. Go to your rooms now, each of you.
3. He asks Kate to go to the store with him.
4. Who is kinder?

Answers at end of Newsletter. Submitted by Russell Christiansen.

*Happy Birthday to
Tenille English, River
Oaks' one and only
January Birthday Kid.*



Need a babysitter? Call
Jacquie Salyer
393-7645
Reliable, Responsible,
Experienced
with all ages, for two years.

TREASURER'S REPORT, DECEMBER 1991

Balance, 11/30/91	\$3,207.92
Deposit	540.00
Interest	8.36
Refund Rental	100.00
Total	3,856.28

Expenses

Service Charge	7.99
H&B Landscaping ...	1,075.00
Christmas Trees	27.80
Annual Meeting	75.00
Copying	74.38
Sec'y of State	5.00

Total Expenses **1,265.17**

Net **2,591.11**

Money Market **5,102.47**

Total **7,693.58**



MINUTES OF BOARD OF DIRECTORS MEETING

December 19, 1991

PRESENT: Toni Oster, Amy Salyer, John Christiansen, Gloria Langston, Linda Saxton, Cheryl Soelke, Millie Murphy, Mark Moore.

ABSENT: Tom Sinnott.

The meeting was called to order by Toni Oster at 7:40 PM, as Tom Sinnott was absent.

Minutes from the meeting of November 21, 1991 were read by Cheryl Soelke and stand approved as read.

TREASURER'S REPORT: Given verbally by Gloria Langston. Money market account has \$5,102.47 and the checking account has \$3,436.00. No checks were written since the last meeting. Several bills were presented for payment and approved. This included reimbursement for the Christmas trees in the front entryway in the amount of \$27.80 and also a donation to Johnson School in the amount of \$75.00 for use of the Multipurpose Room for our Annual Meeting in February 1992.

The meeting then went into an executive session at 8:00 PM. At 8:41 PM the executive session was adjourned and the regular session was reconvened.

Cheryl Soelke made a motion that any correspondence with the exception of our approved standard form letter be discussed and approved by the Board before being sent out. Seven Board members were in favor and Mark Moore abstained from the vote. The motion was carried.

ENTERTAINMENT COMMITTEE: No report.

CITY LIAISON: Amy Salyer reported that she had been in touch with Brian Hampton, CPA, and Brian quoted a figure of \$75.00 an hour to review our books for 1991. No guarantees, but he figured approximately three hours to do the job.

NEWSLETTER COMMITTEE: The December Newsletter was distributed today. John also reported that we are trying to generate some communication between our association and other homeowners associations in Warrenville by sending them copies of our Newsletter. It had been decided to send the Newsletter out a trial basis for three months, and then if no response, we will discontinue sending

them to the other associations. So far, not much interest by the other associations has been generated. John plans to send out the last copy to the associations this month.

NOMINATING COMMITTEE: Toni Oster reported that we have two homeowners willing to run as nominees for the Board and two other possible candidates. Amy Salyer was working on setting up a realtor from the DuPage County Board of Realtors to speak at the Annual Meeting, and Toni will call David Harding from the Warrenville Park District to see if anyone from the Park District could speak at the meeting. We will have an emergency meeting on January 2 at 7:30 PM at the Moore residence to finalize the Annual Meeting plans and prepare the information packets that need to be distributed to the homeowners by January 6.

Amy Salyer will call Brian Hampton to get an appointment scheduled so the books can be reviewed by February 5.

GROUNDKEEPING / BEAUTIFICATION COMMITTEE: Millie Murphy will contact John Spartz and together they will start requesting bids for the groundskeeping for 1992.

OLD BUSINESS: Cheryl Soelke will request information from Linda Saxton on the traffic barricade, as Linda had to leave the meeting early.

AD HOC BYLAW COMMITTEE: Several items were requested to be incorporated in the revision. They are as follows:

- (a) reducing the number of members on the Board;
- (b) reduce the term of office to two years;
- (c) stagger the terms;
- (d) have the attorney review the revisions;
- (e) have the Ad Hoc Committee obtain quotes on Liability Errors and Omissions Coverage for the Board (Cheryl Soelke will obtain quotes by the January regular meeting).

ANDEN: The City has made a written offer to Anden. Tom Sinnott has asked the City for a copy of this document, but the City has not released the information yet. It does not look hopeful that Ordinance 828 will be included in the settlement.

FALLEN TREE REMOVAL: Tom Sinnott wrote a letter to the DuPage Stream Maintenance Department commending them for the outstanding job they did on the debris removal along the riverbank. The letter was read to the Board.

APARTMENT LIGHTING: No change in the status of the lights along the south side of the subdivision. Tom has talked to the apartment manager three times regarding this matter. It was decided that Amy Salyer will call City Hall to find out what can

be done about these lights. Amy will report back at the regular January meeting.

PARKWAY TREES: An explicit article was written by John Christiansen giving a detailed explanation and status in today's Newsletter. Please read.

NEW BUSINESS Becky Christiansen and Tom Sinnott will represent all of the River Oaks homeowners involved at the hearing with the Board of Review on December 31.

Lot 63: Toni Oster reported that a water pipe broke inside the house, causing extensive damage. The City of Warrenville has placed a sign on the front door stating that the property is unfit for human habitation. Toni stated that there may be an interested buyer for this property.

Duties List: The Board requests that each Board member present a list of "duties" respective to their position by the regular January meeting.

The meeting was adjourned at 10:10 PM. The next meeting will be January 2 at 7:30 PM at the Moore residence. The regular January meeting will be January 16 at 7:30 PM at the Soelke residence.

... Respectfully submitted, Cheryl Soelke



MINUTES OF BOARD OF DIRECTORS MEETING

January 2, 1992

PRESENT: Tom Sinnott, Mark Moore, Linda Saxton, Toni Oster, Amy Salyer, Gloria Langston, John Christiansen.

ABSENT: Millie Murphy, Cheryl Soelke.

Tom Sinnott called the meeting to order at 7:40 PM.

The purpose of the January 2 meeting was to prepare for the upcoming Annual Meeting by resolving the agenda and determining the contents of the mail packet announcing the Annual Meeting and the handout packet for the night of the meeting.

It was decided that the mail packet would contain the following: (1) cover letter, (2) agenda, (3) budget, (4) proxy form, (5) updated parkway tree article, and (6) map. Tom will provide the cover letter. John Christiansen will do a Parkway Trees

program article. Toni Oster will supply envelopes. John will revise last year's announcements to this year's dates, and give to Amy Salyer, who will copy the packets. Linda Saxton and Cheryl Soelke will stuff envelopes and mail on January 6, 1992. John will also give mailing labels to Linda and Cheryl.

Handed out at the meeting will be: (1) committee sign-up sheets (ad hoc Bylaw Revision Committee will be added), (2) statements from nominees, (3) financial compilation, (4) ballot, and (5) City-approved parkway tree planting plan.

The Board agreed to have a speaker from the Warrenville Park District for the Annual Meeting. Toni Oster will finalize this. There will be a 15-minute talk and a 15-minute question-and-answer session.

The tentative agenda calls for: 1. Greeting - Tom Sinnott. 2. Introduce speaker - Tom. 3. Speaker from Park District (30 minutes). 4. Financial Report - Gloria Langston. 5. Entertainment Committee report - Lois Hitchcock. 6. Newsletter Committee report - John Christiansen. 7. Groundskeeping / Beautification Committee report - Millie Murphy. 8. Report on Anden lawsuit - Tom Sinnott. 9. Report on tax appeal - Becky Christiansen. 10. Report on parkway tree plans - John Christiansen. 11. Nominating Committee - Toni Oster: introduce each candidate, vote, congratulate new Board members. 12. Closing statement - Tom Sinnott.

The handout packet will be discussed in greater length at the January 23 Board meeting. Also, each committee chairman is reminded to have a description of their committee duties at the January 23 meeting.

Meeting was adjourned at 10:00 PM. The next meeting will be at 7:30 PM on Thursday, January 23 at Cheryl Soelke's house.

.... Respectfully submitted, Linda Saxton.

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

John Christiansen, Chairman, 393-4946

Linda Saxton, 393-2206

Marnee Sinnott, 393-2808

Lois Hitchcock, 393-2409

Amy Salyer, 393-7645

Becky Christiansen, 393-4946

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

1. sled
2. snow
3. skate
4. ski