

# ***River Oaks Newsletter***

Volume 4, Number 1

February/March 1992

## **1992 BOARD OF DIRECTORS**

Three new members to the Board of Directors were elected at the Annual Meeting of the homeowners on February 6, 1992. They were Joe Lanute, Paul Koenig, and Becky Christiansen. According to the By-Laws of our homeowners association, it is required that the new Board elect its officers at the first regular Board meeting of the year. This was done on February 20. The results are as follows:

### **OFFICERS:**

President: Tom Sinnott, 393-2808  
Vice-President: Amy Salyer, 393-7645  
Secretary: Cheryl Soelke, 393-9861  
Treasurer: Joe Lanute, 393-6872

### **COMMITTEES:**

Landscaping: Mark Moore, 393-6473  
Millie Murphy, 393-4615  
Newsletter: Becky Christiansen, 393-4946  
Entertainment: Toni Oster, 393-6200  
City Liaison: Paul Koenig, 393-6590  
Nominating: Amy Salyer, 393-7645  
By-Laws: Tom Sinnott, 393-2808

All homeowners are encouraged to participate in the various committees. Check with the chairmen listed above, or check in the Newsletter, for the time and date of the next committee meeting. As always, the address for written correspondence to the Board is:

River Oaks Improvement Association  
P.O. Box 144  
Warrenville, Illinois 60555

## **CALENDAR OF EVENTS**



### **Tuesday, March 17**

St. Patrick's Day, all day long!

### **Wednesday, March 18**

Landscaping Committee Meeting,  
7 PM at the Saxton's,  
2S. 539 River Oaks Dr.

### **Thursday, March 19**

Regular Monthly Meeting,  
Board of Directors,  
7:30 PM at the Salyer's,  
2S. 552 River Oaks Dr.

### **Monday, March 30 to Friday, April 3**

Spring Vacation,  
District 200 Public Schools

### **Thursday, April 2**

Landscaping Committee Meeting,  
7 PM at the Molina's,  
2S. 510 River Oaks Dr.

### **Sunday, April 5**

Candy Due for Easter Egg Hunt  
at Salyer's, Soelke's, Oster's

### **Wednesday, April 8**

By-Laws Committee Meeting,  
7:30 PM at the Sinnott's,  
2S. 571 River Oaks Dr.

### **Saturday, April 11**

Easter Egg Hunt, 11 AM

## PARKWAY TREE PLAN UPDATE



In mid-February, a door-to-door canvas concerning the parkway tree plan was conducted in the neighborhood. Of the 59 homes that were contacted, 57 gave a positive response, while 2 indicated that they were against the plan. At the time of the canvass, homeowners were asked for their preferences about the kinds of parkway trees they might like. These preferences are currently being compiled by the Landscaping Committee (formerly the Groundskeeping / Beautification Committee), to be used as a guide in purchasing the trees.

The Landscaping Committee met on Thursday, February 27 and mapped out a strategy for contacting nurseries, getting bids on planting, etc. for the parkway tree project. Please let committee chairpersons Mark Moore or Millie Murphy know if you couldn't make the meeting but would like to help out!

J.U.L.I.E. and the City will be in the subdivision soon to mark the locations of underground utilities in the parkways, to help us determine where trees can and can't be placed.

The Landscaping Committee can report a remarkable success in its attempt to obtain tree bargains. Dr. George Ware, the renowned horticulturalist at the Morton Arboretum, has consented to donate about a dozen of his prize hybrid elm trees for our River Oaks parkways! These trees have been specially bred from various asiatic elm species for Dutch Elm Disease resistance and for a vase-shaped form similar to the ill-fated American Elm. These trees will be a little smaller (roughly 7 feet tall) than the trees the Board plans to purchase for the parkways, but Dr. Ware assures us that they grow very rapidly (up to six feet per year) once they are established. It just so happens that the Chicago Tribune ran a front-page article on the Arboretum's elm-breeding program on Friday, February 28 (let the Christiansens know if you would like a copy).

**Do you babysit?  
Do you have something to sell?  
Do you need to buy something?  
Do you mow lawns?**

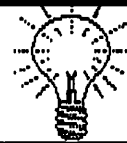
**Why not advertise it in the Newsletter? Let one of the committee members know what you want included in the next Newsletter.**

## New Kids on the Block

Our February holidays were accented by three important events. Skip and Dorothy Nesbit welcomed the arrival of twin daughters Katherine Taylor and Veronica Elaine on Lincoln's birthday, February 12th. Two days later on Valentine's Day (February 14th), a son, Christopher Michael, was born to Mike and Lois Hitchcock. Congratulations to the happy parents!



## A BRIGHT IDEA



What happens when you get an idea about how to make a new and revolutionary product? Well, if you are like most of us, you ponder it briefly, and then forget about it. In the case of our River Oaks neighbor, Amy Salyer, you stick to it. (Or rather it sticks to you!)

Amy had this idea a couple of years ago to design a new earring, one that wouldn't trigger her mother's allergic reaction to metal, and one that would be more comfortable than either a post or a clip. She researched, experimented, and finally designed the revolutionary new postless clipless earring called "Total Comfort"™, "that will change the way women decide to wear earrings". She used a lot of her neighbors here as guinea pigs and as market trends analysts ("Do you really like this style?"). She fiddled with styles and packaging and other sundries needed to manufacture a jewelry product, then took the earrings to the East Coast to show the big jewelry makers.

The result was a patent on her process, and an exclusive licensing contract for the production rights to the "Total Comfort"™ earrings, bought by one of the nation's leading jewelry manufacturers. Last November, the earrings were put in fifteen stores across the country as a test run, and the results so far have been excellent. Soon they should be in stores nationwide. One of the test stores is in our area, namely J.C. Penney at Fox Valley Mall. Just look for the black and gold display case of "Total Comfort Earrings". Another true story from the annals of River Oaks!

## COMMITTEE MEETINGS



Over the last two weeks all of the committees for the homeowners association have met to plan their activities for 1992. We are all looking forward to a terrific year. All committees welcome your suggestions and your enthusiastic participation.

The Landscaping Committee met at the Moore's on Thursday, February 27. The first topic addressed was the preparation of requests for bids from contractors on this year's groundskeeping activity (mowing, weed & feed, etc.), including a parkway tree-planting option. A discussion followed regarding possible solutions for the muddy section of parkway at the River Oaks entryway where kids wait for schoolbuses. The Committee next discussed the options for gates or other means of restricting automobile access to our easement sidewalk between Lots 51 and 52. The last major topic was the parkway tree program. The Committee agreed on the range of tree species, sizes, and numbers to consider for the parkways, and will now begin serious negotiations with tree nurseries. The next meeting will be at 7 PM, Wednesday, March 18, at the Saxtons'. Hopefully the Committee will be able to review 1992 groundskeeping bids at that meeting.

The By-Law Committee met at the Sinnotts' on Sunday, March 1. The discussion centered around ideas for clarifying some of the legalese and other confusing terminology used in the document. It was decided that before the next meeting each committee member would read through both the By Laws and Covenants documents with a critical eye for typographical and factual errors and changes that would benefit the Association. Committee members should be prepared to go through these documents page by page at the next meeting on Wednesday, April 8 (7:30 PM at the Sinnotts').

The Entertainment Committee met at the Osters' on Thursday, March 5. The date was set for the Annual Easter Egg Hunt. Mark your calendars for Saturday, April 11 at 11:00 AM. In case of rain it will be held on the following day, Sunday April 12 at 2:00 PM. As in past years we are asking all homeowners planning on attending the Easter Egg Hunt to donate a bag of wrapped candy. The bags may be dropped off at the Salyer's, Soelke's, or Oster's no later than April 5. The River Oaks garage sale has been tentatively scheduled for Friday, May 29 and Saturday, May 30. Our annual Block Party is tentatively scheduled for early September. Look for an announcement when the spring winds start blowing regarding a new event - A Kite Flying Contest! Next committee meeting will be held July 13 7:30 PM at the Salyer's.

## NEIGHBORHOOD SAFETY



Tire marks on the parkways, and in some instances, the front lawns are painfully apparent as our winter storms end and gentle spring rains begin. Now is a good time to remember to observe our 20 m.p.h. speed limit and to drive only on the street and not on parkways, curbs and lawns. This suggestion is emphasized by noting that soon our children will be playing outside again and that it is extremely worth our while to insist not only on sightliness, but safety in River Oaks.

What can we do to protect our lawns and to discourage careless driving? The City of Warrentonville advises against insertion of steel posts or strategic placement of rocks because not only are they outlawed, but also if they are hit and cause injury, the homeowner would be liable. It is possible, however, for the homeowner to insert reflectors near the curb. The City will not undertake the expense for the purchase of installation of the reflectors. (Hey, how about luminaria?)

### MEMO TO TURF TENDERS:

**Do you have the heartbreak of lawn thatch?** We do. We are planning on renting a dethatcher machine with a catcher when the grass is dry, probably near the end of March. Dethatchers are available on a daily rental basis. If you are interested in using the dethatcher and splitting the rental cost, please contact Tom Sinnott at 393-2808.

### MEMO TO DOG OWNERS:

It's spring, and the dogs of River Oaks like to be outside. Please be considerate of your neighbors, and obey the City of Warrentonville's animal control ordinance. This states:

"It shall be considered ILLEGAL for any person to allow an 'animal nuisance' to exist such as may be offensive to neighboring properties, in terms of NOISE, ODOR, or other obnoxious factors identified by the Animal Control Officer."

### MEMO TO KID OWNERS:

If you have children waiting for the elementary school bus, please tell them to be considerate of the lawn and property at Lot 66.

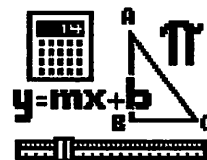
# RIVER OAKS

## MUSIC AWARD WINNER



Through the WWMS Orchestra Program, Sara Vainisi and the other members of her trio entered the 1992 District VII Solo and Ensemble Contest held at the Wheaton Christian Grammar School on Saturday, February 22, 1992. The contest is sponsored by the Illinois Grade School Music Association, Northern Division. The trio consisted of Sara on violin, Joy Stefonski on cello and Kristen Kosidowski on violin. The trio won a first prize medal. CONGRATULATIONS Sara!

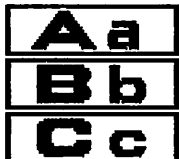
## SCIENCE AWARD WINNER



### "Project Well Done"

Michelle Durso won second place in the Wheaton Warrenville Seventh Grade Science Fair. Michelle's project was on working vs. non-working parents and its effects on their children's grades. Michelle received a certificate and a ribbon. This was also the last science fair for Wheaton Warrenville Middle School. Congratulations, Michelle!

## SPELLING BEE WINNER



Hillary Saxton age 11 won the Warrenville Knights of Columbus Spelling Bee held on February 22, 1992. The tension mounted as the first and second place winners battled for over an hour to determine the winner. Hillary emerged victorious and will now go on to regional competition to be held in Glen Ellyn March 8. CONGRATULATIONS ! and Good Luck at the regionals.!

## HAPPY BIRTHDAY, RIVER OAKS KIDS !

### In February:

Christopher Hitchcock  
Veronica Nesbit  
Katherine Nesbit  
Jacquie Salyer  
Jamie Salyer  
Michelle Durso  
Hillary Saxton  
Carrie Berland

Jonathon Lynch  
Lauren Wierema  
Brandon Stern  
Brian Maciejewsky  
Christopher Stern  
Julianne Brackmann  
Rachael Brackmann

### In March:

Tamara Stanley  
Justin Wierema  
Matthew Nagode  
Sam West  
Mark Nesbit



## MINUTES OF BOARD OF DIRECTORS MEETING

January 23, 1992

**PRESENT:** Tom Sinnott, Toni Oster, Cheryl Soelke, Gloria Langston, Millie Murphy, Mark Moore, Amy Salyer, Linda Saxton

**ABSENT:** John Christiansen

The Meeting was called to order at 7:45 PM.

**TREASURER'S REPORT:** Gloria was a little late so the treasurer's report was tabled until she arrived.

**ENTERTAINMENT COMMITTEE:** Linda turned over the folder containing all of the entertainment information from past years to the Secretary. Linda also turned in her list of the Entertainment Chairperson duties. Nothing else new to report.

**CITY LIAISON:** Amy reported that she had been to the County building to check on some of the information that the Board had previously requested.

**THE MEETING THEN WENT INTO EXECUTIVE SESSION AT 7:50 PM AND THE EXECUTIVE SESSION WAS ADJOURNED AT 8:30 PM.**

Linda Saxton then made a motion that we table the discussion of outstanding dues until the regular February monthly meeting at which time we will establish a set guideline of how to handle delinquent payments. Millie Murphy seconded the motion. The motion was passed unanimously.

**TREASURER'S REPORT:** Bill for \$50.00 from Attorney. Mark Moore made the motion to pay the Attorney's bill. Linda Saxton seconded the motion. Motion was passed unanimously. A verbal financial report was given by Gloria. A written report was not submitted as the books are currently at the accountant for the financial review. Interest earned was \$382.21 for the year. The accountant, Brian Hampton, will be contacted about the Federal Income Tax Form to be filed with the IRS.

**NEWSLETTER COMMITTEE:** John Christiansen could not attend the meeting. No report. Linda Saxton did bring up that we received a copy of the Summerlakes Newsletter and also a copy of the Fox Hollow Newsletter that is published twice a year.

**NOMINATING COMMITTEE:** Toni read a letter from

Dr. Street thanking us for our \$75.00 donation for use of the school for our annual meeting. The president from the Warrenville Park District, David Harding, will speak at the Annual Meeting. Toni requested that anyone who could, be at the school at 7 PM on 2/6/92 to help set up for the meeting which is to start at 8 PM.

### **GROUNDSKEEPING/BEAUTIFICATION COMMITTEE:**

Millie reported that she has not been able to get a hold of co-chairman, John Spartz and so she does not know if he has obtained any bids for the upcoming year for mowing and weed and feed. Millie also passed around a newspaper article stating that the Summerlakes Board has banned pesticides in their common area. It was discussed that since the restrictor has been removed in the Common Area and since there is grass growing in the Common Area, there should not be a need for pesticides in our own Common Area.

**CITY OF WARRENVILLE vs. ANDEN LAW SUIT:** A hearing is again scheduled for January 24, 1992. More on this issue at the Annual Meeting.

**OLD BUSINESS:** Cheryl Soelke made a motion that we purchase an insurance bond to bond the Treasurer. The insurance bond was quoted at approximately \$200.00. Linda Saxton seconded to motion. The motion was not carried. Linda Saxton abstained from the vote.

Cheryl Soelke made a motion that we find out what the deductible would be on the liability insurance policy with the Cincinnati Insurance Company through the Esser Insurance Agency and that we renew our coverage with this company upon renewal in April. Amy Salyer seconded the motion. The motion was carried unanimously.

Linda Saxton made a motion that the letter proposed as a standard letter to Real Estate Agents be adopted with the discussed changes to be used when a property in River Oaks Subdivision goes up for sale. This letter will explain to the Real Estate Agent that there is a homeowners association in the subdivision and give the Agent the name of the Secretary in which to contact if there are any questions. This letter will also state that the property should be well maintained in the case that it should be vacant. Mark Moore seconded the motion. The motion was unanimously carried.

Duty lists were distributed to the secretary to be passed out to the new and existing Board members at the Annual Meeting.


**NEW BUSINESS:** There will be handouts at the Annual Meeting giving an update of the Real Estate Tax review that was heard on December 31st with the Board of Review.

Toni Oster read a letter that John Christiansen wrote to Dr. George Ware of the Morton Arboretum thanking him for his generous contribution of a dozen or so hybrid elms for our parkway tree planting program. The letter was unanimously approved by the Board.

The discussion of whether or not to switch our Association Attorney was tabled till the February meeting.

The meeting was adjourned at 9:45 PM. The next meeting will be the Annual Meeting on February 6, at Johnson School at 8 PM. The February regular meeting will be February 20, 1992 at 7:30 PM at the Soelke residence.

Respectfully submitted,  
Cheryl Soelke, Secretary



## MINUTES OF ANNUAL HOMEOWNERS MEETING

February 6, 1992

**BOARD MEMBERS PRESENT:** Tom Sinnott, Pres.; Toni Oster, V.Pres., Cheryl Soelke, Secr.; Gloria Langston, Treas.; John Christiansen, Newsletter; Amy Salyer, City Liaison; Mark Moore.

**BOARD MEMBERS ABSENT:** Millie Murphy, Groundskeeping /Beautification; Linda Saxton, Co-Chair Entertainment

**HOMEOWNER MEMBERS PRESENT:** Peter & Donna Boivin, Phil & Ruth Brackman, Becky Christiansen, Mike & Lois Hitchcock, Siegfried Kleine, Ann Koenig, Brian Lynch, Judy Molina, Richard Nagode, Roger Polsley, Marnee Sinnott, Ross Stern and Ana Vainisi.

The meeting was called to order at 8:10 PM by President Tom Sinnott. Tom welcomed and thanked everyone for coming. Toni Oster then introduced our guest speaker, David Harding, President of the Warrenville Park District. Mr. Harding gave a very nice presentation of the plans for their new organization. One of their difficult tasks has been communication between the public and the District. They are planning to publish information in the newspapers, in homeowners

association newsletters, and by direct mailings. He welcomed any comments or questions, and welcomed anyone to call or write the Park District.

The Warrenville Park District (WPD) is in the process of hiring a full time Director. There is also a vacancy on the Board of Commissioners. Any interested party is welcome to write a letter to the Park District. Their first brochure was sent out around Christmas time and they have tried very hard to address all ages with a wide range of activities. The WPD has teamed up the Warrenville Athletic Association and is currently in the process of sending out a brochure informing the public of the upcoming baseball schedule for the Spring and Summer. The WPD has recognized the need for more space to hold activities and provide office space, and are considering the building across from the old Holmes School to lease. They are also working on a comprehensive park plan which will be available to view at the Library shortly. They would like to expand and develop our current parks, and working on specific sites with specific needs in mind. They are putting a major request together for the developers at Cantera for land and the money to develop a swimming pool facility and buildings for the WPD.

Several questions were asked to Mr. Harding. Question: What sort of cost factor would WPD anticipate for land? Answer: The WPD is not at that point yet. A discussion continued on what land they are currently looking at, and the possibilities of leasing these parcels of land at low costs. Question: When the current Middle School will become the High School in the 92/93 school year, what will happen to the current soccer fields? Answer: One possibility was to regrade Summerlakes to accommodate the soccer fields; another was to use Woodland School site which has enough room for soccer fields but not enough parking room. A solution would be to split up the program and use the fields at Woodland, Bower, and Cerney Park. The WAA has decided that a split season for soccer is not working out, and that a better approach would be to start the baseball season a little earlier. Then soccer season will start in August and end a little later.

The River Oaks Improvement Association thanked Mr. Harding for his very informative talk with us.

Amy Salyer then made a motion that the minutes from the January 23, 1992 meeting be approved. Toni Oster seconded the motion and the motion carried unanimously.

**TREASURER'S REPORT:** Gloria Langston read the financial report as prepared by our Accountant, Brian Hampton. [Copy is attached to Newsletter.] Question from Ruth Brackman: Are the copying expenses for the Association so high because we did

not copy on both sides of the paper for the handout at the door, and what all is included under copying expenses? Tom Sinnott gave an explanation that the copying is usually done on both sides to save expense; however, the annual meeting handout was done by one of the Board members free of charge. It was noted that the copying done for the Newsletter this year was included under copying expenses, instead of being included under the Newsletter expenses. Also the financial review had just been returned from the Accountant that afternoon and the Board did not have an opportunity to review the report. Question from Marnee Sinnott: What is covered under miscellaneous expenses? Answer: The accountant had rearranged some of the expenses he could not categorize, and it will be looked into. Gloria explained that she had been unavailable for many of the accountant's questions during the review. A discussion proceeded as to the amount of money in the Bad Debts category (\$555); Gloria explained that this included monies from this year, as well as the previous year, for tax purposes, and that this was done on the accountant's advice. Question from Ruth Brackman: How many homeowners have unpaid dues? Answer from Gloria: Three homeowners have not paid their homeowner association dues.

**ENTERTAINMENT COMMITTEE REPORT:** Lois Hitchcock, Committee Co-Chairperson, reported that they had a very successful year. The Easter Egg Hunt had a great turnout: 600 Easter eggs were hidden in all and the Easter Bunny made his usual guest appearance. The Annual Picnic had a record attendance and was enjoyed by all; this included a donated appearance of "Breezy the Clown" by the Gary Wheaton Bank. Instead of a costume contest at the Halloween party, we had a magician entertain the children. The Committee worked very hard and Lois thanked all those who helped her. Question from Lois Hitchcock: What is the Board projecting for the Entertainment Committee for next year with a decrease in the budget of several hundred dollars? Tom Sinnott explained that the Board felt that the Entertainment budget was getting a little too costly and the funds were directed this year in other area that would enhance the neighborhood.

Tom also explained that the Board had no intention of discontinuing any of the activities that it normally provides. The new Committee would hopefully get more creative with activities that would not be costly. A suggestion was then made that perhaps an article be run in the Newsletter requesting voluntary donations for the Entertainment functions. It was decided that the new Committee would take that under advisement.

**NEWSLETTER COMMITTEE:** John Christiansen held up the colorful issues of the 1991 Newsletters. The 30th issue of the Newsletter, under his direction for the last three years, had been sent out in

January. John explained that the Committee tried something new this year: an exchange of Newsletters with other Homeowner Associations in Warrenville. So far, there has been a positive response from the other Associations. The overall Newsletter has gotten better and John stated that the Newsletter thrives on the Homeowner input. He would like to see more input from the individuals in the neighborhood and invited all to participate with stories or any bits of information to be published. John also thanked everyone who has helped on this committee this year as well as those who have helped in the past and have made this such a successful Newsletter.

**GROUNDSKEEPING/BEAUTIFICATION:** Millie Murphy could not attend this meeting, so Tom Sinnott gave a brief report. The Groundskeeping and Beautification Committees were combined in 1991. It was responsible for the upkeep of all of the Common Areas as well as all of the pretty plantings in the front entry way this year. Due to the drought this year, there was not a need for as many grass-cuttings as normally required; therefore the committee ended with a surplus of monies. Tom urged anyone interested in how the subdivision looks to join the committee. A request was made by Richard Nagode that the Board take care of maintenance on vacant properties if the Realtor fails to do so. Tom Sinnott explained that the Board has been working on a policy to take care of the vacant properties.

**CITY LIAISON:** Amy Salyer gave a brief synopsis of what her duties include in corresponding between the City of Warrenville and River Oaks Improvement Association. One of the things that we have been working on this year together with the Warrenville Police Department is enhancing our communications. We had one of the officers of the Warrenville Police Department as a guest at one of our Board meetings this year, and we regularly send the WPD a copy of our Newsletter.

**CITY OF WARRENVILLE vs. ANDEN:** Tom Sinnott explained that the City of Warrenville has filed a lawsuit against the Anden Corporation due to Anden's failure to properly construct driveway aprons, sidewalks, light poles, etc., as well as ignoring a landscaping ordinance. There was recently a status hearing on 1/24/92 that none of the Board members could attend. Another status hearing is scheduled for the end of February. The status hearings are conducted in front of a judge. If he doesn't feel that both parties are coming to an equitable settlement, then he will impose a settlement. The thrust of what the City is looking for is to have Anden come in to take care of the public improvements rather than the landscaping. Anden has agreed to coming into the Common Area to remove all of the large rocks. The City is requesting that they come

to remove all of the rocks, regrade and warrant that the land is suitable for growing grass. Anden is resisting the requirement to re-vegetate the north, south and west perimeters of the subdivision as the Ordinance 828 stipulates. Until a settlement is reached, we do not know how this will impact the subdivision.

**1991 TAX ASSESSMENT APPEAL:** Becky Christiansen reported that we had a great participation in this year's tax assessment appeal, with 29 homeowners involved. This year we stressed the equity appeal, since we felt we were being treated unfairly. The Committee used data from the 1990 appeal, as well as new assessment data and sales figures from 1991 for River Oaks and "Old Warrentonville". Becky and Tom Sinnott met with the DuPage County Board of Review on December 31, 1991, at 9 AM. Although the assessor was not present, two young men from the assessor's office represented him at the hearing. When the assessor's representatives showed how they calculated River Oaks' assessment increase, Tom pointed out to the Board of Review that the procedure could not possibly have been applied to "Old Warrentonville" homes, for such a procedure would have resulted in a much larger percentage increase for these homes. Another point that was brought up during the hearing is that there were over \$900,000. of lost revenue because of the underassessment of homes that had sold in "Old Warrentonville" during 1990. We requested that we not be increased this year. The Board of Review seemed responsive to the arguments, and seemed impressed by the research and presentation of our case. We should hear of the Board of Review's decision sometime in March.

**PARKWAY TREE PLANS:** John Christiansen explained that since last August the Board has been putting together plans for a project that, firstly, will benefit the most people, and secondly, will increase the values of our properties. John quoted several articles relating to the increased value trees can add to a property. The Board believes that parkway trees will benefit all of the residents of River Oaks as well as increase the values of all of the properties in River Oaks. The first step the Board had to do was to sell the City of Warrentonville on our idea, so the Board put together a formal proposal to the City. This was presented on our behalf by our Alderman, Bill Murphy, Lot 1, in September, 1991. The City approved our plan and has offered to help us obtain the same resources for trees that they have. John showed a possible layout for the trees in the subdivision that the Board put together for the proposed plan. John mentioned that the Board was in the process of investigating the particular details of the plan such as: maintenance of the trees; approved list of the trees; spacing of the trees; size of the trees; expenditures on the trees which would maintain a good cash reserve and

keep the dues at the same level they were at last year; investigation of government programs to solicit their help in obtaining trees for our subdivision; canvassing of the neighborhood to get input from the residents on where and what kind of trees to plant in their parkway area. As John was explaining the program, several questions arose that expressed a concern that the residents had no opportunity for input and did not vote the Parkway Tree Plan into existence. The Board explained that as the Plan was developed, there were continual notices about the plan in the Newsletter. They also explained that they had every intention to get additional homeowners' input into the plan. They explained that they were not committed yet to spending any money of the \$7,000. specifically budgeted for the trees, nor was it their intention of spending it all if other alternatives could be found: for example, doing it in phases, and looking into supplementary funding and sources. The Board also explained that it had not been in a position earlier to go door to door with the program, as they had not yet gathered enough specific information. John Christiansen also announced that the Morton Arboretum has already donated a dozen free trees to our program, which will already cut down the amount of money that needs to be spent. These will be specialized hybrid elms, developed at the Arboretum, that are resistant to elm diseases. There is still a lot of work to do with the program and any interested individuals are encouraged to join in the effort.

**NOMINATING COMMITTEE:** Toni Oster introduced the three individuals running for the three open Board positions. They were Becky Christiansen, Joe Lanute, and Paul Koenig. Unfortunately, Joe and Paul could not attend this meeting. Toni then opened the nominations to the floor. Ruth Brackman moved to close the nominations. Judy Molina seconded the motion and the motion carried unanimously. With no new nominations, Toni made a motion that we accept the slate of nominations as it stood. Amy Salyer seconded the motion and the motion was carried unanimously. Toni welcomed Becky, Joe, and Paul to the Board of Directors.

The Annual Meeting was adjourned at 10:45 PM.

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

*Becky Christiansen, Chairman, 393-4946  
Marnee Sinnott, 393-2808  
Chris Noffsinger, 393-4388  
Amy Salyer, 393-7645  
Tom Sinnott, 393-2808*

*Please let one of the committee members know of anything you might want included in the Newsletter.*





## **MINUTES RIVER OAKS BOARD OF DIRECTORS MEETING**

February 20, 1992

**BOARD MEMBERS PRESENT:** Tom Sinnott, Toni Oster, Cheryl Soelke, Amy Salyer, Millie Murphy, Mark Moore, Becky Christiansen, Joe Lanute, and Paul Koenig.

**RETIRING BOARD MEMBERS PRESENT:** Gloria Langston, John Christiansen, Linda Saxton

**VISITORS:** Ruth Brackman, Judy & Pete Molina, Siegfried Kleine, and Ana Vainisi.

The meeting was called to order at 7:35 PM by Tom Sinnott. Tom welcomed our visitors and gave them the floor.

**OPEN FORUM:** Ruth Brackman explained that she felt that the By-Laws define our Common Area as the only area on which that the Board of Directors should be making decisions, and that the Parkway Tree Program is outside their realm of authority since the parkways are not Common Area. Tom Sinnott explained that the thrust of the By-Laws is that the Board is to maintain the Common Areas at a minimum, but that the By-Laws do not preclude the Board from sponsoring other activities. Mark Moore explained that we have a Newsletter in the subdivision, an Entertainment Committee, and other activities, such as the tax assessment appeal, sponsored by the Board because we have a pro-active homeowners association here, and that the Board is involved with these activities because it feels that the homeowners support these activities. Becky Christiansen pointed out that the recent canvass of the neighborhood for the parkway trees showed clear approval from the homeowners (56 in favor, 2 opposed). The visitors objected to the way the neighborhood was canvassed, and the Board explained the procedure to them.

The visitors expressed concern at the scope of the Parkway Tree Plan. John Christiansen explained that many hours of work have been expended to get the Plan to the current stage. He reiterated that no money has been committed as yet, and that there is every intention of using as little of the \$7,000 as possible. Tom Sinnott stressed the importance of having a budgeted plan for the project to work from and to show our serious commitment when we approach governmental agencies and the like. The visitors suggested that the Board do more

research on the costs for trees, mulch, and black dirt, and that the program be split into several plantings. The Board explained that these are the issues that the Groundskeeping / Beautification Committee needs to address, and suggested that the visitors might like to participate in this Committee.

The visitors also presented concerns that the Budget is not voted on by the homeowners. The Board explained to the visitors that under the current By-Laws, the Board is required to be responsible for the budget. The Board also pointed out that at the Annual Meeting, there was a sign-up sheet for the Ad Hoc By-Law Committee, which will review the By-Laws as they now stand and propose changes to the homeowners, so that they may be voted upon at the next Annual Meeting in 1993. The visitors present were strongly urged to join this Committee.

After the Open Forum ended, there was a brief intermission and we went on to the regular business of the meeting. Toni Oster made a motion that we table the meeting minutes from the Annual Meeting as they were not yet complete for review by the Board. The Annual Meeting minutes will be reviewed for approval at the next regular meeting. Mark Moore seconded the motion and the motion carried unanimously.

**TREASURER'S REPORT:** It was determined that we need to call Brian Hampton to get some clarification on the financial review. Brian was not able to get a hold of the Treasurer prior to the financial review's completion, and so the Board needs to clarify some of the categories. We also need to clarify if Brian has already filed the tax form or if not, does he charge for doing this. Also, we will find out if we can obtain a form from Brian and file this ourselves in the future. Amy Salyer will call Mr. Hampton to try to get some answers before the next meeting. Once we elect the new treasurer, it can be decided if we want or need a software program to handle the accounting for the Association and we will also request that a formal procedure be published on delinquent accounts.

At this point, for the benefit of the new Board Members, all other Members gave a recap of the current positions, what they involve and the time it involves.

**NEWSLETTER:** John Christiansen gave his report that the exchange program seems to be taking off nicely. Warrenville Lakes found all of our mail very interesting and will send their Newsletter within a short time. So far out of the nine other Associations that we mailed the Newsletter to, 5 are in favor of the exchange of Newsletters and the others have not responded. The Newsletter Committee was very active and supportive this past year. Ten

issues were distributed in the twelve months. The Committee meets once a month to brainstorm and get ideas together for the publication. The Committee divides up the writing assignments, which when completed are put into a computer. Photocopies are then made of the print-out and the Committee distributes them to the subdivision.

**CITY LIAISON:** Amy Salyer reported that her duties encompass a variety of issues relating to the City of Warrentville and the residents of River Oaks Subdivision. Amy's responsibilities were to relate pertinent information to the Board about such things as the Route 59 issue and enhancing communication between the Police Department and the subdivision.

**VICE PRESIDENT:** Toni Oster reported that this position also chairs the Nominating Committee. The committee needs two non-Board members to assist on securing candidates for the election. The Committee coordinates all preparations for the Annual Meeting, conducts the election and is responsible for ballots. The Vice President must also stand in for the President in his/her absence.

**BEAUTIFICATION COMMITTEE:** This position supervises all Common Areas. The Parkway Tree Program will involve this committee this year. The Committee has in the past consisted of 4 to 5 people. It secures bids for groundskeeping and any formal plantings.

**ENTERTAINMENT COMMITTEE:** This Committee arranges for all the fun activities for the neighborhood.

**AD HOC BY-LAW COMMITTEE:** This Committee has been formed to go over some elements of the By-Laws and Declarations so that they are "our" by-laws and not Anden's. The Committee will make recommendations and solicit ideas to be ready to have some changes ready for a vote at the next Annual Meeting. The Committee plans to re-write the By-Laws in plain English as they review the By-Laws item by item.

**ANDEN:** There is no standing committee at the present time regarding the situation on Anden. We have received various pieces of correspondence from the City of Warrentville. If Anden doesn't accept an agreement in the near future, it may be decided by the judge. The City of Warrentville is going after the public improvements as well as the landscaping ordinance. The City is currently getting quotes on what the landscaping will cost. Tom Sinnott usually contacts Jim Connors of the City of Warrentville on a monthly to six weeks basis to get updates on the status of the lawsuit.

It is very important to have good communication between the Chairpersons of these committees and

the Board. For that reason, the Board prefers to have the Chairpersons be Board members.

Amy Salyer then made a motion that we go into executive session. Gloria Langston seconded the motion. The meeting went into Executive Session at 10 PM and the visitors were asked to leave. At 10:40 PM the Executive Session adjourned and the Regular Session convened.

Toni Oster made a motion that we accept the slate of officers and committee chairpersons as follows:

President: Tom Sinnott  
Vice-President: Amy Salyer  
Secretary: Cheryl Soelke  
Treasurer: Joe Lanute

City Liaison: Paul Koenig  
Entertainment Committee: Toni Oster  
Newsletter Committee: Becky Christiansen  
Landscaping Committee (formerly Groundskeeping / Beautification): Millie Murphy and Mark Moore, Co-Chairpersons

Tom Sinnott asked that all chairpersons set up a meeting before the next regular Board meeting and contact Tom before Sunday with the date so that a flyer could be distributed throughout the neighborhood for any individuals interested in joining a committee. Tom also requested that the Landscaping Committee obtain bids for the mowing and groundskeeping by the next regular meeting.

**NEW BUSINESS:** The issue of speeders in the development was brought up. In the past we have talked to the Warrentville Police Department about this problem. Summerlakes has a "speeder's policy". Paul Koenig will find out what this policy is and will report at the next regular meeting.

Amy will continue to pick up the mail and deliver the mail to Joe Lanute, Treasurer, on a weekly basis.

Toni Oster made a motion that the meeting be adjourned. Mark Moore seconded the motion. The meeting was adjourned at 11 PM. The next meeting of the Board of Directors will be March 19, 1992 at 7:30 PM at the Salyer residence.

**The Following is a copy of  
The Financial Review for the Year  
done by the accountant for  
The Annual Meeting.**

**RIVER OAKS IMPROVEMENT ASSOCIATION  
STATEMENT OF OPERATING FUND REVENUES AND EXPENSES  
AND CHANGES IN FUND BALANCE  
YEAR ENDED DECEMBER 31, 1991 AND 1990**

|   | <u>1991</u>            | <u>1990</u>            |
|---|------------------------|------------------------|
| <b>REVENUES:</b>                        |                        |                        |
| Maintenance Assessment (Note 1)         | \$ 8,316               | \$ 9,504               |
| Other Charges                           | 45                     | 15                     |
| Interest Income                         | <u>382</u>             | <u>354</u>             |
| Total Revenues                          | 8,743                  | 9,873                  |
| <b>EXPENSES:</b>                        |                        |                        |
| Common Area Maintenance and Repairs     | 4,311                  | 3,390                  |
| Beautification                          | 346                    | 1,797                  |
| Professional Fees                       | 1,765                  | 969                    |
| Annual Meeting                          | 75                     | 212                    |
| Print Bills                             | 394                    | 100                    |
| Newsletter                              | 110                    | 372                    |
| Postage                                 | 60                     | 36                     |
| Taxes                                   | 66                     | 67                     |
| Entertainment                           | 713                    | 698                    |
| Insurance Expense                       | 164                    | 164                    |
| Miscellaneous Expense                   | 630                    | 273                    |
| Bad Debts                               | <u>555</u>             | <u>0</u>               |
| Total Expenses                          | \$ 9,189               | \$ 8,078               |
| <b>EXCESS OF REVENUES OVER EXPENSES</b> | \$ <446>               | \$ 1,795               |
| <b>FUND BALANCE, BEGINNING OF YEAR</b>  | <u>\$ 6,558</u>        | <u>\$ 4,763</u>        |
| <b>FUND BALANCE, END OF YEAR</b>        | <u><u>\$ 6,112</u></u> | <u><u>\$ 6,558</u></u> |

**RIVER OAKS IMPROVEMENT ASSOCIATION  
STATEMENT OF ASSETS, LIABILITIES, AND FUND BALANCES  
DECEMBER 31, 1991 AND 1990**

|                                      | <u>1991</u>     | <u>1990</u>     |
|--------------------------------------|-----------------|-----------------|
| <b>ASSETS</b>                        |                 |                 |
| Current Assets:                      |                 |                 |
| Cash                                 | \$ 7,654        | \$ 7,684        |
| Assessment Receivables               | <u>15</u>       | <u>361</u>      |
| Total Assets                         | <u>\$ 7,669</u> | <u>\$ 8,045</u> |
| <b>LIABILITIES AND FUND BALANCES</b> |                 |                 |
| Current Liabilities:                 |                 |                 |
| Prepaid Assessments                  | <u>\$ 124</u>   | <u>\$ 54</u>    |
| Total Current Liabilities            | <u>\$ 124</u>   | <u>\$ 54</u>    |
| Fund Balances: (Note 1)              |                 |                 |
| Contributed Capital                  | \$ 1,433        | \$ 1,433        |
| Operating Fund                       | <u>6,112</u>    | <u>6,558</u>    |
| Total Fund Balances                  | <u>\$ 7,545</u> | <u>\$ 7,991</u> |
| Total Liabilities and Fund Balances  | <u>\$ 7,669</u> | <u>\$ 8,045</u> |

**RIVER OAKS IMPROVEMENT ASSOCIATION  
STATEMENT OF CASH FLOWS  
YEAR ENDED DECEMBER 31, 1991 AND 1990**

|   | <u>1991</u>          | <u>1990</u>       |
|---|----------------------|-------------------|
| <b>CASH FLOW FROM OPERATING ACTIVITIES:</b> |                      |                   |
| Excess of Revenues Over Expenses            | \$ <446>             | \$ 1,795          |
| Gross Cash Provided by Operating Activities | <446>                | 1,795             |
| Assessments Receivable                      | 346                  | <199>             |
| Prepaid Assessments                         | <u>70</u>            | <u>&lt;94&gt;</u> |
| Net Cash Provided by Operating Activities   | <30>                 | \$ 1,502          |
| NET INCREASE (DECREASE) IN CASH             | <u>\$ &lt;30&gt;</u> | <u>\$ 1,502</u>   |

Just in time for St. Patrick's Day, here is an authentic Irish recipe from Marnee Sinnott:

### COLCANNON

A traditional Irish dish combining cabbage, potatoes and onion. Irish comfort food at its best.

4 lb potatoes peeled and cut into 1 1/2" pieces.

1 1/2 lb cabbage

1 1/4 cup water

1 cup milk

1 bunch green onions chopped

1 1/2 sticks unsalted butter

Chopped fresh chives or green onion tops

Cook potatoes in large pot of boiling water. Drain. Return to

pot and mash. Set aside.

Combine cabbage thinly sliced and water in heavy skillet. Boil until almost all liquid evaporates tossing frequently- about 15 minutes. Remove from heat and mix into potatoes. Combine milk and one stick of the butter, and green onions in sauce pan. Bring to boil stirring to melt butter.

Pour over potato and cabbage mixture and stir to combine. Salt and pepper to taste. Mound in a dish or bowl making a well in the middle to place remaining 1/2 stick of melted butter. Sprinkle top with chopped fresh chives.