



# ***River Oaks Newsletter***

Volume 4, Number 2

April 1992

## **PARKWAY TREES PHASE ONE:**

***Saturday and Sunday,  
April 11 and 12  
First Load of Trees  
Arrives !***

Parkway Tree Day, phase one, begins on Saturday, April 11. 77 of the 104 planned Parkway Trees will be arriving that day. These include the Maples, Ashes, Callery Pears, Katsuras, Tuliptrees, Ginkgos, Kentucky Coffeetrees, Zelkovas, Hybrid Elms, and Hornbeams. The remainder of the order (including the Lindens, Red Oaks, and Honeylocusts) will be delivered in a couple of weeks.

Beginning at 7 AM, a back hoe will be in River Oaks to dig the holes for the trees. All of the holes will be dug on Saturday, and the overburden of clay from these holes will be taken away. The holes for trees in the later shipment will be temporarily filled in with top soil. Approximately 28 cubic yards of top soil will be delivered on Friday or Saturday. Current plans are to stockpile the soil in the upper and lower circles.

**WE NEED YOUR HELP** to plant the tree(s) in your section of the parkway. Remember the hard work is being done for you - namely digging the holes. If you can also give us a hand with the other aspects of the planting, like distributing the trees and the top soil, as well as helping us with some of the lots where there are many trees, please let Mark Moore, 393-6473, know, or else volunteer your services on the spot on Saturday. See you then!

## **HERE COMES PETER COTTONTAIL !**

Hoppin' down the River Oaks Bunny Trail! The Easter Bunny will be making his annual visit at the Fourth River Oaks Easter Egg Hunt. The fun will begin on Saturday, April 11th at 11 AM. (Rain date scheduled Sunday, April 12th at 2 PM.) So hop on over to Lot 22, 2 S 562 River Oaks Drive, and visit with the Easter Bunny. The age groups will be 0 to 5 years, 6 to 8 years, and 9 to 12 years. Please remember to bring a basket or bag for your child to collect those Easter Eggs in.



\* Note - You can still drop off your Easter candy at the Soelkes', Lot 42, 2 S 451 River Oaks Drive. Last date possible for the candy drop-off is April 8.

## **CITY ARBOR DAY CEREMONY IN RIVER OAKS**

*Saturday, April 25th is Arbor Day. Each year the City of Warrenville has an Arbor Day ceremony, and this year River Oaks will be hosting the observance. The City will be honoring us for our Parkway Tree Program, which exemplifies the spirit of Arbor Day and represents a step toward the goal of urban reforestation. Please plan to join your neighbors and City officials for a brief ceremony which should begin at 3 PM in the Common Area. More details will be announced later.*

## CALENDAR OF EVENTS

### **Saturday, April 11**

Easter Egg Hunt, 11 AM  
Meet at Lot 22  
Parkway Tree Planting

### **Sunday, April 12**

Rain Date for  
Easter Egg Hunt (2 PM)  
Parkway Tree Planting

### **Wednesday, April 15**

Board of Directors Meeting,  
7:30 PM at the Sinnotts

### **Monday, April 20**

Newsletter Meeting,  
7 PM at the Christiansens

### **Saturday, April 25**

Arbor Day Celebration,  
3 PM in the Common Area

### **Wednesday, May 6**

By-Laws Committee Meeting,  
7:30 PM at the Sinnotts

### **Thursday, May 7**

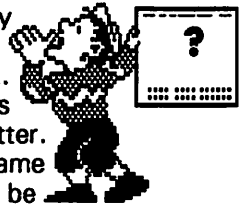
Landscape Committee Meeting,  
7 PM at the Christiansens

### **Friday & Saturday, May 29 & 30**

River Oaks Garage Sale

## Name Our Newsletter Contest

Our Newsletter needs a name. Do you have any suggestions? If you do, please let a Newsletter Committee member know by April 20, 1992. The Committee will review the contest entries and publish the new name in the next Newsletter. We regret that no prizes will be awarded. The fame and the glory of baptizing our Newsletter should be incentive enough, we think. Please help us if you can!



## REMINDER

Now that the weather is getting warmer (FINALLY!) its time to clean out the garage and basement and spruce up your "junk" for the annual River Oaks Garage Sale to be held on Friday, May 29 and Saturday May 30.

## INFORMATION EXCHANGE: NEWSLETTERS FROM AROUND WARRENVILLE

## Health and Fitness Committee Meeting

*The Health and Fitness Committee will meet tonight at 7 PM at Lot 67 to finally select at least one of the three approved uses of our Common Area. Since financing is not an issue, the Committee and any interested homeowners will vote on either three lighted tennis courts and pro shop, equestrian ring and stables, or a skeet shooting facility.*

*Please bring a treat to welcome our new neighbors, the Avrilfulz's. See you there!*

## News from Summerlakes

The first Neighborhood Watch program in Warrentville has been formed in Summerlakes. They have six block captain volunteers and additional SHA members have indicated a willingness to help with the program in other ways. They will need approximately 35 block captains once the program is fully operational. The homeowners are working with the Warrentville Police Department in setting up the program. We will watch with interest and keep you appraised.

The annual Summerlakes Garage Sale is set for Friday, May 1- Sunday, May 3. Shoppers may pick up a Summerlakes map and a directory of participating residents at the clubhouse before setting out on their bargain hunting trip.



## River Oaks Kids in District Show Choir Competition

Congratulations to Scot Moore and Jessy Carlson, River Oaks residents. Jessy and Scot are in the Wheaton Warrenville Middle School Show Choir, which won the district-wide competition among middle school show choirs in March. Their voices can be heard again this spring in the all-school musical, "Time and Time Again" at WWMS.

## HAPPY BIRTHDAY, APRIL KIDS!



Erin Polsley  
Derek Boivin  
Kathryn McKinley  
Kelsey Doran  
Robert Modene  
Matthew Stern  
Skye Koenig  
Jessica Carlson  
Russell Recometa  
Samantha Kim

## BULLETIN BOARD

Are you going out?  
Do you need a babysitter?  
Then call someone who's responsible,  
has babysat children of all ages,  
and has been babysitting since  
she was 12.  
Heather Moore  
393-6473

### BABYSITTER

A  
B Jacquie Salyer  
Y 393-7645  
S Experienced with  
I all ages.  
T Responsible,  
T Reliable.  
E Age 13  
R

S	LAWN CARE, ODD JOBS	N
N		O
O		W
W		R
R	Jamie Salyer	R
E	393-7645	E
M	Reliable	M
O	Responsible	O
V		V
A		A
LAWN CARE, ODD JOBS		L

### FREE TO A GOOD HOME

One Common Quince bush, roughly 3 feet tall by three feet wide, in good health. Bought at the Morton Arboretum plant sale in 1989; no longer fits our landscape plans, but it's a very nice shrub. Dig it up and it's yours! Call the Christiansens at 393-4946.

**RIVER OAKS IMPROVEMENT ASSOCIATION  
REVENUES & EXPENSES  
MONTH ENDING FEBRUARY 29, 1992**

**MONEY MARKET ACCOUNT:**

Beginning Balance .....	\$5,139.29
Service Charge .....	(10.00)
Interest Credit .....	15.73
Ending Balance .....	\$5,145.02

**CHECKING ACCOUNT:**

Beginning Balance .....	\$2,532.36
Deposits .....	1,351.50
Service Charge .....	(12.69)
Accountant .....	(600.00)
Annual Homeowners Meeting ....	(25.00)
Interest Credit .....	2.99
Ending Balance .....	\$3,249.16

**PAST DUE 1ST QUARTER - As of 3/10/92**

Homeowners' Dues .....	\$516.00
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<b><u>PAST DUE FROM PREVIOUS QUARTERS</u></b>	<b>\$615.00</b>
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<b><u>TOTAL PAST DUE</u></b> .....	<b>\$1,131.00</b>
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**MINUTES OF  
BOARD OF  
DIRECTORS  
MEETING**

**March 19, 1992**

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

**ABSENT:** Mark Moore

**VISITORS:** Ruth Brackman and John Christiansen

The meeting was called to order by Tom Sinnott at 7:50 PM. Tom asked if there were any changes to the meeting minutes from the February Board meeting and

the Annual Meeting. Toni Oster made a motion that the minutes be approved as they stand. Becky Christiansen seconded the motion. The motion carried unanimously. Tom welcomed the visitors.

**TREASURER'S REPORT:** Joe Lanute passed out copies of the Treasurer's report as of February 29, 1992 and gave a verbal report. Joe asked if the 'bad debts' shown on the annual financial statement should be on the monthly financial statements. Tom explained that since we believe we can collect this money, it should not be shown as 'bad debt'. Cheryl Soelke questioned the \$10 service charge on the Money Market Account, which Joe explained was a once-a-year charge. Joe brought up procedure to handle past-due fees (currently 8 past due and 2 past due \$6.); it was decided to do a friendly phone reminder and decide on a 'delinquent accounts procedure' later. Joe has organized three years of financial information. Cheryl asked if the information contained an Employer's Federal Tax Identification number; Joe said no. We need to apply for this number. Joe will soon have expense forms to attach to receipts so that the appropriate budget category can be debited.

**LANDSCAPE COMMITTEE:** Ruth Brackman presented the bids that were received. Davey had the lowest bid, with a total cost of \$3,065. Specific bids will be held in the Committee file, to be turned over to the Secretary's file by the end of the year. Amy Salyer made a motion that we accept the bid from Davey conditionally, dependent on a reference check; Paul Koenig seconded. Motion carried unanimously. Ruth will check references and send out request for a contract from Davey, as well as thank-you letters to the other firms who took time to give quotes.

John Christiansen presented the current status of the Parkway Tree Program. He is going to talk to Dr. Ware at the Morton Arboretum for a date for pick-up of the elms. He thanked Bill Doran and Becky Christiansen for their nursery contacting. He presented the numbers and types of trees suggested by the canvassing. At the present time, the best prices would come from Kankakee Nursery with a price of \$5,645 for 100 trees of 1 1/2" caliper. Since Kankakee will only deal with cities and other nurseries, it was proposed that the City of Warrenville be asked to set up a pass-through account for us, which Tom had asked for in a letter. Toni made a motion that we approve the letter; Joe Lanute seconded the motion, and the motion carried unanimously. The Committee will check on several other nurseries, including Frank's Nursery, to see if we can obtain better prices and guarantees. It was decided that the Board and Landscape Committee would have a joint meeting on Saturday, March 21, at 3 PM at the Christiansens. J.U.L.I.E. has been contacted. Paul will contact the City of Warrenville to make sewer and water lines. With current figures, there should be \$1,000. left of the budgeted \$7,000. to cover non-guaranteed trees. The Tree Plan and Addendum that the City has was discussed again.

**CITY LIAISON:** Paul Koenig has been in contact with Summerlakes and has not found any 'speeders policy' in their By Laws and Covenants. Joe Lanute and Tom Sinnott will contact any habitual offenders here before Police Department is notified. There was discussion about a swinging gate or collapsible post to be put at the easement sidewalk between Lots 51 and 52, to prevent unwanted vehicular traffic. Paul will check with Police about type preferred.

**NEWSLETTER:** Becky Christiansen reported first Newsletter had gone out. Committee has spent \$68. The schedule for the Newsletter will be approximately two weeks before each Board meeting. Becky asked the Committee chairpersons to give a summary of their meetings, not the minutes, to prevent redundancies. The Newsletter is being printed on a new high-resolution graphics printer to improve appearance.

**ENTERTAINMENT:** Cheryl Soelke reported that the Easter Egg Hunt is scheduled for April 11th at 11 AM, with a rain date of April 12th at 2 PM. The Committee is planning other fun events. One flyer has already been sent out and another flyer will be sent out directly.

**AD HOC BY-LAW:** Tom Sinnott reported on the first meeting. There were three main areas of concern: factual items such as typographical and factual errors, alignment between the By-Laws and Covenants so that they agree, and possible additions of new concerns. The Committee will identify areas to change, solicit input, have changes reviewed by attorney, and have changes ready for a vote at next Annual Meeting.

**ANDEN:** Tom Sinnott reported that he has permission from the City of Warrentonville to speak directly to the City's litigator, Stewart Gordon. Stewart told Tom that the City is pushing very hard to have this matter resolved by April or May. The City has requested bids from landscapers on the cost of implementing Ordinance 828.

Joe Lanute presented bills to be paid. Cheryl Soelke made a motion that the bills be approved for payment as presented. Amy Salyer seconded the motion. The motion carried unanimously. Cheryl asked that the procedure of bringing bills to the meetings, as well as that of bringing all mail that the Board receives to the meetings, be followed.

**OLD BUSINESS:** Toni Oster reviewed the old procedures for dealing with delinquent accounts, involving late notices, and actions taken when an account becomes six months overdue. This involves notices of impending action if accounts are not received within 10 days of the notice, a \$15 late fee, and a lien placed on the home if the account is not paid. The Board will think about this matter and tabled discussion to the next meeting.

**NEW BUSINESS:** John Christiansen would like to donate two cottonless cottonwoods to the Common Area, with the approval of the Board.

Meeting was adjourned at 11 PM. Next regular Board Meeting will be April 16, 1992 at the Sinnott residence at 7:30 PM.



## **JOINT LANDSCAPE AND BOARD OF DIRECTORS MEETING**

Special Meeting of the Board of Directors and Landscape Committee

March 21, 1992

**PRESENT:** Tom Sinnott, Joe Lanute, Cheryl Soelke, Mark Moore, Millie Murphy, Becky Christiansen, Paul Koenig, John Christiansen, Linda Saxton, Ruth Brackman, and Judy Molina.

**ABSENT:** Toni Oster and Amy Salyer

John Christiansen gave an update on the status of the quotes and estimates that were obtained since the last Board meeting on the 19th of March. Since the last meeting, John visited four new nurseries, as well as several locations of Frank's Nursery and Crafts. To date, 33 nurseries have been contacted.

The "pass-through" letter to Jim Connors has been sent.

Ruth Brackman reported that she had received very good recommendations for the Davey firm that we wish to hire for our groundskeeping. Ruth will send back the contract advising them that we are not quite sure of the fertilizer for the upper Common Area at this time, until the Anden lawsuit is settled. Ruth and Millie Murphy will be our liaisons between the neighborhood and the Davey firm.

John distributed a spreadsheet with tree numbers, prices, nurseries, and guarantees. John reported on the actual trees he saw at the nurseries. Becky Christiansen made a motion to authorize up to a \$500. deposit to reserve the trees at Nettle Creek nursery (approximately 23 trees involved). Mark Moore seconded the motion and the motion carried unanimously.

The discussion went into the technical aspects of the

project:

1. Staking the Tree Positions - John and Mark and some volunteers will go around the neighborhood and do this, confirming location and tree type with each homeowner, on March 28th.

2. Digging of the holes - Mark Moore will check with Ross Stern and his contact, about the cost of the digging, as well as the cost of taking away the dirt that is dug out of the holes and the dumping.

3. Mulch - Ruth Brackman will call Commonwealth Edison to put ROIA on a list for wood chips.

4. Time Frame for Planting and Digging

Cheryl Soelke made a motion that the Board members attend the next scheduled Landscape Meeting so that decisions can be made to finalize the plans and disburse money for the project. Joe Lanute seconded the motion and the motion carried unanimously.

The next meeting of the Landscaping Committee will be April 2, 1992 at 7 PM at the Molina residence. The meeting adjourned at 5:10 PM.



## JOINT LANDSCAPE AND BOARD OF DIRECTORS MEETING

Board of Directors with the Landscape Committee  
April 2, 1992

**PRESENT:** Amy Salyer, Cheryl Soelke, Tom Sinnott, Mark Moore, Paul Koenig, Millie Murphy, Toni Oster, Becky Christiansen, Judy Molina, John Christiansen, Ruth Brackman.

**ABSENT:** Joe Lanute

The meeting was called to order at 7:10 PM by Mark Moore. Mark passed out an agenda and announced that we would start with the Parkway Tree Program. Mark discussed the staking for the tree types and positions on March 28th, and the positive feedback on this.

Spacing of the trees was discussed, which is between 30 and 40 feet, a spacing recommended by municipal codes. The trees should be 4 feet from a driveway. It was reminded to the Committee that the Parkway is not homeowner-owned, but is owned by the city.

Mark summarized the latest spreadsheet figures, with the current 'best estimate' for costs. He tried to figure a little high. At present time, the bottom line is \$5,690.22 total. This includes \$4,420. for the trees themselves, with an 82% guarantee on the trees. It was emphasized that these are not the final figures. A

total of 104 trees will be planted, including the 10 hybrid elms which we will pick up from the Morton Arboretum on April 11.

Mark gave everyone a cash flow statement showing that if \$6,000 were spent of the tree program, we would always be above our reserve limit.

The City of Warrenville will approve our pass-through account so that we may buy trees tax-free, as long as we do not include any trees that will not go on city-owned property.

Mark asked if there were any other concerns regarding the program. No one had any questions. Mark Moore then made a motion that we approve a maximum of \$6,000. for the Parkway Tree Program. Becky Christiansen seconded the motion. The motion carried unanimously.

The committee reviewed the bid and options from the Davey Tree Expert Company. The Board and Committee decided on the following options: mowing, 3 weed and feed applications, spring cleanup, and tree and shrub fertilizing. The need for Fall Cleanup will be determined later. Paul Koenig moved that the Board approve these options; Millie Murphy seconded. The motion carried unanimously. Thursday will be mowing day (Friday rain date). Certificates of insurance were received and are on file for Davey.

Discussion of the public access gate between lots 51 & 52 was tabled until more information is obtained.

Paul Koenig will contact the city about marking the water lines before digging for the trees begins. The holes will be scheduled to be dug on April 11, with the first load of trees arriving that day. So that there will be no liability for empty holes, it was decided to fill the holes for trees that will be delivered later with top soil also; they should still be easy to plant.

***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.***