



**Wednesday, February 3, at 8 P.M.
City Council Chambers
Warrenville City Hall**

**Parking in lot on the west side of City Hall
Additional public parking on adjacent streets**

We need a majority of eligible voters to vote on the By-Laws changes, so it is very important that you attend. Because of the full agenda for the meeting, there will be no guest speaker, as we have had the last three years.

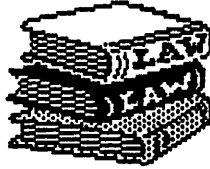
The first agenda item will be the proposed By-Laws changes. There will be a chance to comment on these changes and ask questions. The vote will be by written ballot, and the results will be tabulated as quickly as possible. Plan to bring the copy of the proposed By-Laws changes, as well as the ballot for this vote, which were sent to you in the mail. If you cannot attend the meeting, it is very important that you give your signed proxy ballot to Becky Christiansen, Association Secretary, before the meeting.

After the By-Laws vote, there will be reports by the officers and committee chairpersons. Copies of the annual financial review will be available, and discussion is welcome.

The election of new members to the Board of Directors will follow the reports. This year, two new directors will be elected if the relevant By-Laws changes are passed, or four directors elected if those changes fail to pass. Homeowners who wish to be candidates for the Board should let Paul Koenig (393-6590) know as soon as possible. Nominations will also be accepted from the floor. If you cannot attend the meeting, please execute the proxy which you received in the Annual Meeting packet and turn it in to Becky Christiansen before the meeting.

Please take a moment at the Annual Meeting to consider and sign up for one of the Committees sponsored by the Association. We need your help to keep our Association a pro-active part of this community.

CHANGING THE BY-LAWS:



THE REST OF THE STORY

When Anden Corporation built the subdivision of River Oaks, it provided the homeowner's association with a set of 'generic' By-Laws. They 'filled in the blanks', sometimes getting things right, but also making mistakes. It was the intent of the ad hoc By-Laws Committee to 'clean up' the By-Laws, to correct mistakes, to focus them on River Oaks, and to incorporate ideas learned through the first five years of the Association's experience. These changes were mailed to all homeowners, with brief explanations. Here are the reasons for some of these changes in detail.

NAME OF ASSOCIATION: [Changes # 1, 2, 8]

The legal name of the homeowners' association in River Oaks is, and has always been, 'River Oaks Improvement Association'. This is the official name as stated in the incorporation articles filed with the State of Illinois. When Anden went to file these papers for the association, there was already a 'River Oaks Homeowners Association' incorporated in the State of Illinois. Since there cannot be two of the same name, Anden used the name 'River Oaks Improvement Association' for us. Anden never bothered to correct the By-Laws on this point.

ABSENTEE BALLOTS TO REPLACE PROXIES:

[Changes # 12, 14, 22, 42] A proxy is a signed statement that gives away your right to vote to someone else. The person to whom you give your proxy may vote any way they desire, and they do not have to follow your wishes. An absentee ballot preserves your right to vote for yourself, whether or not you are present for a meeting. Absentee ballots preserve individual rights; proxies can give too much power to certain individuals. Although proxies have been a common voting means in homeowners and condominium associations, several recent court cases in Illinois have ruled against the use of proxies.

NUMBER OF DIRECTORS ON BOARD: [Change

15] The Committee believed that nine members on the Board is too many for a subdivision the size of River Oaks (66 houses). Summerlakes, with over 1200 houses, has a seven member Board. Seven dedicated members are enough to deal with the business of the Board of Directors in River Oaks.

TERMS FOR BOARD MEMBERS: [Change # 16] Two year terms for members of the Board are proposed. This means that the number of directorships up for reelection each year would alternate between three and four. A two year term seems to be an easier commitment for people to make than a three year term.

FILLING BOARD VACANCIES: [Change # 17] In the old By-Laws, the Board must appoint directors to fill all vacancies caused by resignation or removal. This could conceivably lead to a Board made up primarily of appointed, rather than elected, members. The proposed change allows the Association members to elect Directors to fill these vacancies. It puts a check on the Board's power. It also provides a means to prevent the Board from letting vacancies go unfilled.

LIENS: Change # 28 moves the procedure of foreclosing on a lien on a property from a duty to a power of the Board. As a duty of the Board, the Board must foreclose on a lien after 30 days delinquency. With the proposed change, the Board may use its discretion to decide whether or not foreclosing on a lien is wise and fiscally responsible. The Board has learned the hard way that some liens work, while others are a waste of legal fees. One has to consider prior liens on a property to see if the property is over-encumbered, which would eliminate any chance of recovery of the amount owed. There are also attorney and other legal fees that may be in excess of the amount owed the Association (payments 30 days past due can be as little as \$30, an amount far below legal fees incurred in filing a lien). The Board feels that cases need to be looked at on an individual basis, and changing the lien procedure from "duty" to "power" permits this.


There are other changes that will be voted on at the Annual Meeting. If you have any questions on those items or the changes mentioned above, please plan to ask them at the Annual Meeting. If you want clarification before then, please call Tom Sinnott or Becky Christiansen.


WELCOME, NEIGHBORS !


A special welcome is sent to the youngest resident of River Oaks, Mark Robert Mahowald, born November 19, 1992, weighing in at 8 lbs, 5 oz. and standing 21 inches tall. Congratulations to his parents, Cheryl and Mark Mahowald, and to his brother Matthew on their newest family member!



We would like to welcome three families new to River Oaks:

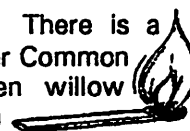
 Janna and Andre Andrejevich have moved into Lot 63 with their two daughters, Helen Alexandra (age 2 1/2) and Katherine Grace (soon to be 1). Janna is a media specialist and producer, currently working with her client, McDonald Corporation. Andre is in the construction business, and has been busy renovating their new home. These Chicago city dwellers moved to Wheaton a year and a half ago, before buying their house in River Oaks.

 Sharon and Maury Goodman recently moved into Lot 15, along with daughters Leah (age 12) and Emma (age 8). The Goodmans are longtime Warrenville residents. Sharon works part time at the Kane County Coroner's office, is a member of the local library board, and has chaired for the past three years Warrenville's annual arts festival 'Art on the Prairie' and the Johnson School Science Fair. Maury, a physicist at Argonne National Laboratory, served on the Warrenville City Council from 1985 until 1992. This year Maury is running for office again, this time for mayor of Warrenville in the spring election.

 At the entrance to the lower cul-de-sac in Lot 28 live the Stollers, Bruce and Mary Lynne. Bruce is a native of Wheaton, while Mary Lynne is from Orlando, Florida originally. The Stollers had been living in Naperville before they moved here. Bruce is the golf pro at the Arrowhead Country Club in Wheaton, and Mary Lynne works for Gary Wheaton/First Chicago bank.

NOTICES

FREE FIREWOOD! There is a stack of wood in the Lower Common Area, cut from the fallen willow tree, some of which can be used for firewood. Feel free to take the wood if you would like it. Can also be used as objets d'art.



HYDRANT ALERT! If there is a fire hydrant near your home, please help to keep the hydrant clear when it snows.

Fire Safety Note: Please check those smoke detectors in your house for healthy batteries, and replace any that are needed. Replacing



the batteries once a year is a good routine to follow. If you are new residents of River Oaks, check to make sure the batteries are present. One new homeowner here told Oak Leaves that all of the batteries were missing when they moved in.



For those of you who are housecleaning, remember that you can always 'download' that junk at the **Annual River Oaks Garage Sale**. Find somewhere in your house to stow it until May, when the garage sale will take place. Check Oak Leaves in the spring for details.

CAUTION: Oak Leaves would like to make all Oakers aware of a recent attack on a woman walking in daylight in the parking lot of the Country Ridge Apartments. Please caution your children, and take care yourselves, while walking in this area.

WE NEED YOUR VOTE AT THE ANNUAL MEETING !

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

*Becky Christiansen, Chairman, 393-4946
Marnee Sinnott, 393-2808
Tom Sinnott, 393-2808
John Christiansen, 393-4946*

Please consider joining the new Newsletter Committee, whose chairman will be decided after the Annual Meeting. Look for announcements about the time and place of Committee meetings.

CALENDAR OF EVENTS



Saturday, January 30

Board of Directors Meeting
9:30 A.M. at the Koenigs'
2 S 530 River Oaks Dr.

Wednesday, February 3

ANNUAL HOMEOWNERS MEETING

River Oaks Improvement Association
8 P.M. in the Council Chambers,
Warrenville City Hall,
28 W 630 Stafford Pl.

Saturday, February 6

Science Fair and Pancake Breakfast
Johnson School, 2 S 700 Continental

Saturday, February 13

Science Fair
Hubble Middle School
603 South Main St., Wheaton

Sunday, February 14

Valentine's Day



Board of Directors River Oaks Improvement Association

Tom Sinnott, President, 393-2808
Mark Moore, Vice-President, 393-6473
Joe Lanute, Treasurer, 393-6872
Becky Christiansen, Secretary, 393-4946
Kathryn Costlow, 393-9431
Paul Koenig, 393-6590

Board Meetings are held monthly and homeowners are welcome. The schedule for these meetings will be released after the Annual Meeting and election of the new Board. For letters regarding dues status for sales and refinancing purposes, contact the Treasurer.



HAPPY BIRTHDAY, RIVER OAKS KIDS!

December Birthdays:

Zachary Noffsinger
Brittani Highland
Kristine Recometa

January Birthdays:

Tenille English

TREASURER'S REPORT December 22, 1992

BANK STATEMENT - CLEARED TRANSACTIONS:

Previous Balance:	<u>3,699.39</u>
Checks and Payments: 5 Items*	-807.98
Deposits and Other Credits: 6 Items**	<u>2,043.46</u>
Ending Balance:	4,934.87

UNCLEARED TRANSACTIONS:

Cleared Balance:	<u>4,934.87</u>
Checks and Payments: Landscaping	-49.75
Deposits and Other Credits: Dues	<u>70.00</u>
Register Ending Balance:	4,955.12

* Includes:

Newletter	40.75
Davey (Landscaping)	608.80
Christmas banner	25.00
Landscaping	117.25
Service Charge	16.18

** Includes dues and Parkway Trees Interest

95.00
6.46

TREASURER'S REPORT January 18, 1993

BANK STATEMENT - CLEARED TRANSACTIONS:

Previous Balance:	<u>4,934.87</u>
Checks and Payments: 2 Items*	-57.99
Deposits and Other Credits: 2 Items**	<u>16.74</u>
Ending Balance of Bank Statement:	4,893.62

UNCLEARED TRANSACTIONS:

Cleared Balance:	<u>4,893.62</u>
Checks and Payments: 4 Items†	-356.11
Deposits and Other Credits: 4 Items‡	<u>406.92</u>
Register Ending Balance:	4,944.43

* Includes:

Landscaping	-49.75
Service Charge	-8.24

**Includes dues and

Interest Earned	6.74
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† Includes:

Newletter	-24.51
Parkway Tree	-29.03
Davey (Landscaping)	-294.57
Secretary of State	-8.00

‡ Includes dues and

Parkway Trees	40.92
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MINUTES BOARD OF DIRECTORS MEETING



NOTE: There was no December 1992 Board Meeting, due to the lack of a quorum.

January 7, 1993

PRESENT: Tom Sinnott, Kathryn Costlow, Mark Moore, Joe Lanute, Paul Koenig, Becky Christiansen

Meeting called to order at 7:44 P.M. by Tom. He announced the resignation of Chris Noffsinger.

TREASURER'S REPORT: Joe reported that since the November meeting, \$2,000.00 in dues were collected and \$807.00 in bills were paid. The balance currently is \$4,955.00. The required financial review is underway. There is a total of \$150. in dues still owed. All delinquent accounts are one quarter late except one, which is delinquent by two quarters. Joe will talk with this homeowner.

ENTERTAINMENT: Kathryn reviewed the Committee's activities for the year. She, Paul and the rest of the committee were given congratulations on a job well done.

DISCUSSION ITEM: Mark would like better referees at next year's touch football game.

NEWSLETTER: Becky said there would be one more newsletter before the Annual Meeting.

NOMINATING: Depending on the outcome of the vote on the By-Laws change relating to the number of Board members, there will either be two vacancies to fill (if amendment passes) or four (if amendment fails). The Board suggested that Paul contact Marnee Sinnott, Cheryl Soelke, and Chris Noffsinger, to see if they would help with this committee. Paul will be preparing a notice to all homeowners soliciting nominations.

LANDSCAPING: Mark reported on the status of various action items.

ACTION ITEM STATUS: Staircase between Lots 8 and 9: Tom renailed the existing steps, balusters and fence pieces. There is still a need to replace the missing balusters.

ACTION ITEM STATUS: Fallen willow tree in lower common area: Mark rented a chain saw for \$50., and he, Tom and Scot Moore cut up the tree. Some of this wood is suitable for firewood. A notice of the availability of this wood will be placed in the Newsletter.

ACTION ITEM STATUS: Trees that have fallen in river: Tom called the stream maintenance people at DuPage County. They will put removal of these trees on their schedule for the spring. They will provide a boat, men with machines, and the tools, and have requested help from River Oaks residents.

ACTION ITEM STATUS: Post between Lots 51 and 52: This must be a spring project.

ACTION ITEM STATUS: John Christiansen wrapped all of the parkway trees. He was thanked for his help.

DISCUSSION: Tom suggested looking into sweetfern as a possible entrance planting, since it is very tolerant of salt.

BY-LAWS: The Board discussed the proposed changes. They recommended that two year terms for Board members be proposed as a change.

DISCUSSION: Should two co-owners of a property be allowed to share a Board seat? One husband and wife duo suggested this as a way that they would be interested in serving on the Board.

ANDEN: No new news.

OLD BUSINESS: None

NEW BUSINESS:

ANNUAL MEETING: The Annual Meeting of the homeowners is scheduled for Wednesday, February 3 at 8 P.M. in the City Hall Council Chambers. There will be no guest speaker at the meeting, due to the amount of business that needs to be conducted.

ACTION ITEM: Becky will try to find pictures of Board-sponsored events, so that a photo display can be made for the Annual Meeting. Pictures are needed of the Easter Egg Hunt, the Annual Picnic, the Halloween Parade, and the Parkway Tree Planting.

ACTION ITEM: Paul will coordinate refreshments for the event. Coffee, punch and cookies were suggested.

ACTION ITEM: Mailing needs to go out soon.

AGENT FOR SUBDIVISION: The Board decided to appoint a registered agent for River Oaks who is a resident of the subdivision.

DISCUSSION: All legal notices would be sent to this agent, whose job it would be to pass these on to the Board. The Board could pay a lawyer to do this, for the sum of \$200. per year, or appoint a resident here to do it for free.

MOTION: To appoint Tom Sinnott as registered agent for the Board. Motion made by Joe, seconded by Paul. Motion passed unanimously.

MOTION: To adjourn. Motion made by Paul, seconded by Mark. Motion passed unanimously. Meeting adjourned at 10:18 P.M.

Next Board meeting will be at 9:30 A.M. on Saturday, January 30, at the Koenigs' house, 2 S 530 River Oaks Dr.

Submitted by Becky Christiansen, Secretary