



News & Views

OAK LEAVES

of River Oaks

Volume V

November, 1993

Number 8

LOT'S GOING ON !!

As 1993 draws to a close, we begin planning for our fiscal 1994. Candidates are needed for soon-to-be vacant Board positions, additional trees have been planted in the Common Area, and we have received follow-up information regarding testing along the West Branch of the DuPage River. River Oakers are successfully involved in a variety of school activities, and some interesting questions have arisen which need the input of all our homeowners.

The Board has approved the draft budget for 1994. Final approval of the budget will occur at the next Board meeting. If you have questions or wish to comment on the proposed budget, please feel free to attend the Board meeting on December 2nd, or forward your comments to any Board member. An outline of the budget is listed in the Board Minutes section of the Newsletter.

Inside this edition of *Oak Leaves* is an update on the thorium testing conducted along the river, and other items of interest.

READ ON !!

Calendar of Events

- ☞ Thursday, Dec. 2
Board of Directors
7:30PM
at the Christiansens'
Review and approve 1994 budget
(note new date)
- ☞ Tuesday, Dec. 7
Newsletter
7:30 PM
at the Sinnotts'
- ✓ Wednesday, Dec. 8
Hanukkah begins at sundown
- ☞ Thursday, Dec. 9
Landscaping
7:30 PM
at the Moores'

!! PARENTS !!

PLEASE CAUTION YOUR CHILDREN TO
STAY OUT OF SEWER PIPES!

NEIGHBORHOOD
CHILDREN HAVE
BEEN CRAWLING
INTO THE OPEN
STORM SEWER
PIPE IN THE
LOWER COMMON
AREA.



THIS IS EX-
TREMELY DANGEROUS!

ASIDE FROM THE POSSIBILITY OF
COLLAPSING PIPES (WHICH IS NOT
UNCOMMON), OR QUICKLY RISING
WATERS THAT MIGHT CAUSE
DROWNING, OR GETTING STUCK IN
TIGHT PLACES, ETC., *THERE IS ALSO
THE CHANCE THAT SOME RABID
VARMINT MIGHT HAVE CRAWLED
INSIDE.*

WARRENVILLE'S PUBLIC WORKS DE-
PARTMENT WILL PUT A GRATE ON THE
PIPE WHEN IT HAS TIME, SO SOME
EXTRA CAUTION ON THE PART OF
PARENTS IS NEEDED UNTIL THIS PIPE
IS PLUGGED.



The Board of Directors has received
complaints from homeowners about
bows and arrows, and BB guns, in the
Common Areas.

These residents would appreciate it if
your children kept their weapons on
their own property, not the Common
Area. Let's keep the Common Areas
safe for all our children.



OCTOBER BIRTHDAYS:

Stephanie Carlson, Ryne
Brackmann, Kristine Boivin &
Rebecca NoeEsinger

NOVEMBER BIRTHDAYS:

Ryan Crisman, Nick Koenig,
Heather Moore, Gina Kim, Scott
Moore, Brian Oster, Sara
Vainisi, Leah Goodman, Lisa Kim,
Michael Highland, Kandice Modene
& Mark Robert Mahowald

Notice something NEW in the Common Area?

During our recent snowy weekend, River
Oakers donated and planted eight new trees in
the common area.

New trees gracing the common areas include:
Silver Maple, Norway Spruce, several Hybrid
Elms, Goldenraintree, Manchurian Ash and a
Lacebark Elm.

Many of the parkway trees also received
pruning and staking.

THANKS, JOHN & TOM !!

AN OPEN LETTER TO OUR NEIGHBORS

Dear Neighbors,

Our family was reunited when Eddie came home last weekend, after spending three weeks in Saint Joseph's Hospital and five more weeks at the Marian Joy Rehabilitation Center. He is continuing to recuperate from a spinal cord injury resulting from a bike riding accident.

Now it's time to reflect on how we survived this trying time. Looking back, I know exactly how we did it. For several weeks, we did not have to worry about meals! We were eating so well, Eddie even noticed Raffy gaining some weight. It was truly overwhelming how people (some of whom we have not even met personally before) cared enough to feed us and offered to watch the kids while I was at work or at the hospital.

I hear this expression "count your blessings" all the time but it did not have any special meaning to us until now. Eddie is truly fortunate that his injury will not cause him permanent damage and our family is so fortunate to be in this neighborhood where people care and where we can feel safe especially for our children. It is such a blessing to have good neighbors like you.

I would like to thank the following neighbors who took turns bringing the meals: Jan Berland, Ruth Brackman, Kelly Brenk, Chris Carlson, Kathryn Costlow, Jane Duehr, Tina English, Sharon Goodman, Jill Highland, Lois Hitchcock, Ann Koenig, Mary Lanute, Cheryl Mahowald, Elaine Modene, Judy Molina, Milli Murphy, Dorothy Nesbit, Chris Noffsinger, Tone Oster, Susan Ray, Amy Salyer, Marnee Sinnott, Jan Stern, Ana Vainisi and Jerry Vicino. My special thanks go to Susan and Amy who I know coordinated this whole effort.

I also would like to thank each and every one of you for your prayers, and your watchful eyes for Russell and Raffy and for all the numerous things you did to make our lives easier. Please accept our heartfelt appreciation for all your help.

Happy Thanksgiving to all of you wonderful neighbors.

May your lives be blessed just like ours.

Sincerely yours,

Julieta Recometa

Minutes
Board of Directors Meeting
October 21, 1993

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

Paul called the meeting to order at 7:35
P.M.

MOTION: To accept the minutes as
written. Motion made by Tom, seconded by
Mark. Motion passed.

TREASURER'S REPORT: Joe gave reports for September and October,
1993. The current balance in the checking account is \$6,517.95. Two
homeowner accounts are overdue, one by two months and another by one
month. The budget update as of October 16, 1993 is:

Entertainment	\$ 118.54
Financial Review	475.00
Insurance	207.00
Landscaping	3,797.65
Newsletter	295.26
Nominating	106.35
Parkway Trees	8.44
Post Office Box	7.25
Property Taxes	72.38
Treasurer - Postage	58.22

TOTAL EXPENSES: \$ 5,146.09

This does not include all bills incurred before October 16, 1993,
several of which were turned in at the meeting.

MOTION: To accept the treasurer's report. Motion made by
Mark, seconded by Paul. Motion passed.

BUDGET DISCUSSION FOR 1994:

LANDSCAPING: Mark presented his proposed budget. The Parkway Trees
category is included in the Landscaping budget for 1994.

DISCUSSION: The Common Area Entrance to be planted next year is
the one between Lots 8 and 9. Mark estimated that 40 shrubs would
be needed to line the two sides of the entrance, similar to the
entrance planting between Lots 17 and 18. He estimated the cost at
\$15/shrub.

LANDSCAPING: (continued)

DISCUSSION: There was a request to include the gravel fill project for the outer two feet of the lower cul-de-sac circle in the budget. Previous bids have come in around \$500.00.

DISCUSSION: Davey landscapers gave an estimate of \$580.00 to top-dress the plateau in the Upper Common Area behind Lots 23 and 32 with top soil and seeds. \$600.00 will be added to the budget for this activity.

DISCUSSION: The Common Area Maintenance figures are calculated assuming weekly cuttings and a five percent increase over 1993 rates.

The following is the proposed budget for the landscaping committee:

Common Area Maintenance:	
Spring Clean Up	\$525.00
Cuttings	3,202.50
Fertilizer	493.50
TOTAL	\$4,221.00
Parkway Trees:	
Feeding	\$30.00
Replacement	100.00
TOTAL	\$130.00
Common Area Entrance Marking:	
Shrubs	\$600.00
Mulch	30.00
Black Dirt	70.00
TOTAL	\$700.00
Upper Common Area Top Dressing:	
Davey	\$600.00
TOTAL	\$600.00
Lower Cul-de-sac	
	\$500.00
TOTAL	\$500.00
GRAND TOTAL	\$ 6,200.00

ENTERTAINMENT: This figure will remain at \$300.00. Kathryn noted that Joe's October budget summary does not include the costs of the annual picnic, receipts for which she turned in at the present meeting.

NEWSLETTER: Tom noted the increased copying and paper costs this year, and suggested a budget of \$425.00.

NOMINATING: This budget category covers the costs of the required pre-annual meeting mailing and the costs of the meeting. It will be kept at \$125.00.

TREASURER: The Post Office Box category will now be included in the Treasurer's budget, which also covers the expenses incurred in mailing the dues statements to the homeowners. Joe recommended no further change in the amount. This will stand at \$135.00. Tom recommended that there be a separate sub-category for Service Charge / Interest that will be budgeted at \$0.00. This account will allow the interest and service charges from the ROIA checking account to be monitored.

INSURANCE: Due to an increase in the cost of the 1993 liability insurance, this budget category will increase to \$220.00. Joe suggested that he shop around for the best buy in insurance before it is time to renew in the spring.

FINANCIAL REVIEW: The financial review is budgeted at \$275.00. This is half the cost of such a review if done by a CPA. It is the Board's intention to use the financial review provided by ROIA's accounting software for the 1994 review, and to apply this sum to the next year's review by an outside CPA.

DISCUSSION: The Association's bookkeeping is now computerized. Last year, for a \$475.00 fee, the CPA downloaded the computer records and reiterated a report that was already produced by the software. It was felt that this was an excessive annual charge for a service that is already completed. The By-Laws require an annual report by an accountant, which the Board is interpreting to mean qualified accounting software. The Board intends to have a CPA review done every other year. The charge for such a review will be spread over two years.

LEGAL: The budget will be left at \$200.00.

TAXES: The budget for taxes will be \$80.00, assuming a probable increase.

MISCELLANEOUS: This budget will be reduced to \$104.00.

TOTAL BUDGET: The budget total is \$8,064.00, exclusive of a lost-revenue provision of \$252.

DUES ASSESSMENTS: As was done for 1993, the 1994 budget will be calculated by dividing the budget by 64 homes, rather than the total of 66. This conservatively fits past patterns of revenue deficiency. The proposed annual assessment will be \$126.00, unchanged from the past several years.

DISCUSSION: The budget will be presented to the homeowners in the next Newsletter. The Board will not vote on the Budget until the homeowners have had an opportunity to voice their opinions at the November Board meeting.

OLD BUSINESS:

STORM DRAIN STENCILING: Paul reported that he completed the stenciling of all the storm drains in the subdivision.

ANDEN: Tom will write a letter officially asking the City for the status of their lawsuit.

NEW BUSINESS:

NEWSLETTER ADVERTISING: The Newsletter was approached by a local merchant about placing an ad in Oak Leaves. The Board discussed this issue and suggested that Tom include in the next Newsletter a tear-off questionnaire to ask people how they feel about accepting advertisements. This could be added to the Annual Meeting agenda.

RADIATION TESTING OF COMMON AREAS: The Illinois Department of Nuclear Safety reported in a letter the results of their testing of the Common Areas. No radiation was found in the Upper Common Area. There was some radiation found in the Lower Common Area near the river. As the inspector indicated verbally to some Board members, he had expected such readings at bends in the river. The amount of radiation is said to be small and to pose no immediate danger. The inspector suggested that parents be cautioned not to allow small children to eat dirt from the river's edge in the Lower Common Area. Tom will put the letter in its entirety in the next Newsletter.

WARRENVILLE DRUG AWARENESS RIBBONS: The Warrenville Drug Awareness Task Force requested permission to tie ribbons to our entry sign to commemorate drug awareness activities. The Board agreed to let them do this.

SEASONAL BANNER: The City of Warrenville requested a donation of \$25.00 for the Peace banner they put on the light post at the subdivision entrance each December.

MOTION: To donate \$25.00 to the City for the seasonal banner. Motion made by Tom, seconded by Becky. Motion passed.

SEWER OUTLET: Children have been observed playing inside the storm sewer pipe in the Lower Common Area. The City has been asked to put a grate over this pipe. Becky will contact the City. There will be a note on the Newsletter cautioning parents to keep their children out of the sewers.

NOMINATING: Phil will initiate the Nominating Committee for the year to get candidates for the three Board vacancies. These vacancies are for two year terms. Election will take place at the Annual Meeting in February. Tom will put a notice in the Newsletter.

MOTION: To adjourn the meeting. Motion made by Tom, seconded by Kathryn. Motion passed. The meeting was adjourned by 9:27 P.M.

Next Board Meeting will be on Thursday, December 2, 1993 at 7:30 P.M. at the Christiansens', 2 S. 600 River Oaks Dr.

BRIEFS

1994 BUDGET RECAP

Landscaping	\$6,200.00
Newsletter	425.00
Entertainment	300.00
Financial Review	275.00
Insurance	220.00
Legal	200.00
Miscellaneous	104.00
Treasurer	135.00
Annual Meeting	125.00
Taxes	80.00
Provision for lost revenue	252.00

Grand Total: . . . \$8,316.00 *

- * Total potential income is 66 houses x \$126.00/ year = \$8,316.00. The budget is predicated on a provision for a potential loss of revenue for two residences. Annual assessments will remain unchanged as they have for the past several years.

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Homeowners are invited to attend the December 2nd Board meeting which will be held at 7:30 PM at the Christiansen's to discuss the 1994 budget.

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WELCOME TO RIVER OAKS

The new River Oakers on the block are Jane and Arthur Kreymer. Jane and Arthur, and their two cats, moved into Lot 42 from Emerald Green in Warrenville, where they have lived for the past eleven years.

Arthur works at Fermilab, and Jane, a pharmacist, has turned into a full time student this year.

Welcome to the land of the Oakers, Jane and Arthur!

Reconciliation Report
of the
River Oaks Improvement Association
CHECKING ACCOUNT



BANK STATEMENT:

Previous Balance 8/93	\$8,571.08
Checks and Payments*	-716.19
Deposits and Credits†	926.40
Ending Balance 10/16/93	\$8,781.29

UNCLEARED TRANSACTIONS:

Balance	\$8,781.29
Checks and Payments‡	-2,293.34
Deposits and Credit	0.00
Register Balance	\$6,517.95

* Includes:

Parkway Trees	149.39
Entertainment	20.00
Landscaping	490.62
Newsletter	28.66
Service Charge (2 mo.)	27.52

† Includes:

Dues \$900.00	
Interest (2 months)	\$26.40

‡ Includes:

Treasurer	\$13.34
Landscaping	\$2,280.00

DID YOU KNOW THAT -

According to the Government, a market basket of goods which cost \$100 in 1984 costs \$147.85 today?

In 1988, dues for the River Oaks Improvement Association were \$144 per year. In 1994, the dues will be \$126 per year.

The unstinting volunteer efforts of many River Oakers have made our numerous improvements possible at minimal expense.



The following is the text of the letter received from the Illinois Department of Nuclear Safety regarding the second phase of thorium testing in our common areas. As previously reported in *Oak Leaves*, separate testing at the upper common areas showed no contamination.

September 17, 1993

On July 8, 1992, a representative of the Illinois Department of Nuclear Safety conducted a radiological survey and evaluation of the River Oaks Improvement Association property located at the Northern common area River Oaks Dr., Warrenville, Illinois *{this is the common area between lots 39 & 40, sometimes referred to as the lower common area - ed}*. This survey was performed at your request and as part of an ongoing program for identification of thorium residuals generated at Kerr-McGee's West Chicago facility.

The IDNS radiological evaluation included an external gamma radiation survey and gamma spectrum analysis of a soil sample from this property. The external gamma radiation survey indicated the presence of thorium contaminated materials on this property. Gamma levels were elevated in a small area located on the southern end of the common area along the edge of the West Branch Dupage River with the peak level in the center of this area. Gamma spectrum analysis results for a soil sample collected from the area exhibiting peak exposure rate show a thorium concentration of approximately 32 picoCuries per gram (pCi/g). Natural concentrations of thorium in the West Chicago area normally range from 0.2 to 1.3 pCi/g. Although both the gamma levels and thorium concentrations are significantly higher than the ambient background levels, the peak level areas are small and should not be considered immediately dangerous to health and safety.

Thorium contaminated properties are now under the jurisdiction of the U.S. Environmental Protection Agency (USEPA). The U.S. Environmental Protection Agency is currently in the process of developing and implementing a program that provided for the identification and remediation of radioactive thorium residuals for affected properties in the West Chicago area, therefore they may require additional evaluation of your property under this program at sometime in the future.

We hope this information is useful to you. If you need further information, please contact Mr. Tim Runyon at (217) 786-6355.

Sincerely,

Richard A. Allen, Manager

Office of Environmental Safety
Illinois Department of Nuclear Safety
1035 Outer Park Drive
Springfield, Illinois 62704



Musically, this has been an outstanding school year!

The Marching Band has received six awards (see below) in addition to achieving 11th place in their first appearance in the State Marching Band Competition!

The Choirs and Orchestra are also off to a flying start after their 1st concert of last month.

Remember that you still have a chance to see Jessie Carlson who will be leading the Hubble Middle School Select Chorus in the production of Joseph and the Technicolor Dreamcoat through December 9th at the Chicago Theatre.

MARCHING BAND AWARDS: Lake Park Contest, Class AA, 3rd place; Wheeling Contest, Best Auxiliary, Best Drum Major, 2nd Place (all Class AA), Best Overall Drum Major; Cavalcade of Bands, 1st Place (class AA) and the Illinois State Marching Band Competition, 11th overall (44 bands were in the competition).



3 for 2 River Oaks Needs YOU !

Three Board positions expire this year, and will need to be filled at our Annual Meeting in February. Each position is for a term of 2 years. The continued vibrancy of our neighborhood of River Oaks is due in no small measure to the efforts of our Board of Directors. The following Board members' terms expire in February:

Becky Christiansen - Becky serves as our Secretary and works diligently (as she has for several years) on the Newsletter.

Kathryn Costlow - Kathryn serves as the Chair of the Entertainment committee.

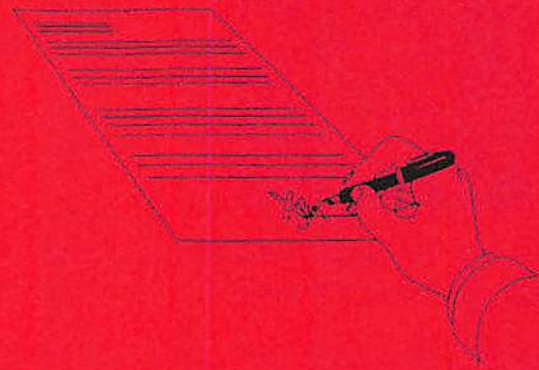
Tom Sinnott - Tom serves as the Chair of the Newsletter committee, and has been our "point man" on the Anden situation.

If you are interested in serving on the Board, or know of a resident you believe would be an asset to the Board, please contact Phil Brackmann or any Board member.

Did you know that the GALLERIA ART LIMITED is owned by Warrenville residents Enid and Maurice Weiser? Enid and Maurice offer a wide variety of art, unique gift selections and can mount and frame anything! The GALLERIA also offers a fine selection of pottery made in Warrenville. What better way to share a piece of Warrenville with your family or friends? Enid is a past president of the Warrenville Chamber of Commerce. Enid and Maurice started the GALLERIA in Naperville, and moved their business "back home" to Warrenville, a welcome trend! Why not stop in at 29 W585 Batavia Road and visit with Enid and Maurice? The Galleria is close, has lots of parking, and is a locally owned business offering local goods.

SHOULD Oak Leaves

ACCEPT



PAID ADVERTISING ?

Recently, **Oak Leaves** received a request to print a paid advertisement. Although circulated to other homeowner associations, our newsletter was created to inform River Oaks residents of the various activities of the River Oaks Improvement Association (including the minutes of Board meetings), and to promote a sense of community within River Oaks. In the past, the newsletter has run (*gratis*) advertising from River Oaks residents for baby, house and pet sitting as well as lawn care and car washing. The Editor believes that the acceptance or solicitation of paid advertising raises many questions relating to the activities of the Newsletter Committee. The whole proposition of paid advertising was discussed at some length during our last Board meeting, and it was felt that it would be a good idea to solicit the opinions of the residents before a decision is reached.

While some benefits of paid advertising are obvious, there are other issues involved which may not be so evident. For example, any advertising copy will have to be received, proofed, and inserted in the newsletter. Rates and invoicing procedures will need to be implemented; various deadlines important to advertisers may be required.

Would preference be given to River Oaks residents who wish to advertise their business? Should the newsletter actively solicit advertising from local as well as River Oaks businesses?

There's LOTS to think about here, and we'd appreciate your input.

Please use the space on the next page to jot down your thoughts on this question.

Forward your response to any Board or Newsletter Committee member, or feel free to call one of us.

Should Oak Leaves Accept Paid Advertising?

YES ☐

NO ☐

Please fill out and return to a Newsletter Committee or Board member



Oak Leaves is brought to you by the Newsletter Committee, and we are: Tom Sinnott, Becky Christiansen, Mary Moore & Marnee Sinnott.

The Newsletter Committee wishes to thank all the River Oakers who have contributed to this edition. Please feel free to call any committee member with your submission.

