

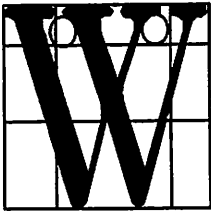


# OAK LEAVES

Volume VII

January, 1995

Number 1



Welcome to the first issue of **OAK LEAVES** for 1995. All of us here at the newsletter hope that all of you had a fine holiday season, and we look forward to keeping you apprised of various events in River Oaks for 1995.

Two items of neighborhood importance need the attention of all River Oakers: The Board has set budgets for 1995. A recap of the numbers appears in the Board Minutes, and a short article describes some additional information about our budgeting process. Second - new members are needed for the Board. **THIS IS IMPORTANT!!!** While there are no projects on the horizon of the magnitude of the perimeter screening project or the sidewalk & driveway apron replacement work, Common Area maintenance, the annual Taste of River Oaks (remember that great pig?), the newsletter and other neighborhood activities need **YOUR** involvement to happen. The easiest way to get involved is to join the Board. So how about it? Call up any Board member and offer your time. You'll be glad you did!!

## Calendar of Events

### ☞ **Thursday, Jan. 26**

Board Of Directors

7:30 PM

At the Hulses'

### ☞ **Sunday, Jan. 28**

*Super Bowl*

### ☞ **Tuesday, Feb. 14**

Valentine's Day

ALL DAY

### ☞ **Late February**

River Oaks

Annual Meeting

Board of Directors are  
elected, Committee sign-  
up & budget review

— Location will be announced —



## Minutes Board of Directors Meeting

**Date:** November 17, 1994

**Present:** Mark Moore, Tom Sinnott, Joe Lanute,  
Chuck Hulse, Paul Koenig, Becky Christiansen  
**Absent:** Phil Brackmann

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

**Motion:** Paul made a motion to accept the minutes of the previous meeting as written. Tom seconded the motion. The motion passed.

**Treasurer's Report:** Joe provided a budget update. The following is the current expenditures this fiscal year:

Anden Project	\$ 185.74
Annual Meeting	\$ (50.19)
Discretionary	\$ (47.52)
Entertainment	\$ (411.69)
Financial Review	\$ -
Insurance	\$ (227.00)
Landscaping	\$ (2,740.05)
Legal	\$ -
Newsletter	\$ (19.20)
Property Taxes	\$ (72.54)
Service Charge	\$ (113.59)
Treasurer	\$ (30.47)
Interest Earned	\$ (125.38)

There is currently \$10,654.08 in the ROIA account. A new Davey bill was received for \$1,277.50, not included in above figures. Landscaping will be under budget, since two major projects were not attempted this year due to time considerations with the Anden settlement work. All Board members are asked to present their budget suggestions at the next Board meeting. The Board approved the reconciliation of the expenses for the pig roast.

**Motion:** Paul moved to accept the Treasurer's report. Tom seconded the motion.

The Board went into Executive Session at 8:05 P.M. and returned to the regular meeting at 8:10 P.M.

**Motion:** Tom moved to accept Phil's resignation. Joe seconded the motion. The motion passed.

**Newsletter:** Tom will take over the Newsletter for the remainder of the fiscal year.

**City Liaison:** Chuck reported that J.C. Blacktop will be in the subdivision next week to replace the driveway aprons as part of the Anden settlement, as well as do repairs of driveways damaged by the concrete work. One homeowner had suggested that he and others might like to have their driveway curbs cut down in advance of this work and will be looking into this possibility. The back hoe / bobcat work on the drains should begin the first week in December; the contractor has had equipment difficulties that has prevented him from coming earlier.

**Entertainment:** Paul will check on the price and availability of plastic eggs at the Hooks that is going out of business. If there is a substantial savings, he will purchase some for next year.

### Old Business:

**River Bank Clean-Up:** Jim Kleinwachter will be sending another letter to the homeowners who have been dumping their yard debris onto the river bank. At the point in question on the river bank, the entire area, including a portion at the top of the hill, is Common Area. The Board will investigate putting a sign on the fence, also Common Area property, to warn residents not to dump.

### New Business:

**City News to Subdivisions:** The latest correspondence from the City of Warrentville to River Oaks was read, which will be included in the next Newsletter. These included information about the winter parking regulations, the Citizens on Patrol program, and the seasonal banner the City usually places on the light pole at the entrance to River Oaks.

**Motion:** Tom made a motion to pay the City the \$25.00 fee for the banner it will place on the light pole at the entrance to River Oaks. Paul seconded the motion. The motion passed.

**Historian:** The possibility of having someone act as an historian for River Oaks was discussed. There is a definite need to organize all River Oaks documents that have been accumulating since 1988.

**Motion:** Paul moved to adjourn the meeting. Tom seconded the motion. The meeting adjourned at 9:05 P.M. The next Board meeting will be on Thursday, December 15, at the Christiansens'.

*Respectfully submitted, Becky Christiansen,  
Secretary*



## Minutes Board of Directors Meeting

**Date:** December 15, 1994

**Present:** Mark Moore, Paul Koenig, Joe Lanute, Chuck Hulse, Becky Christiansen, Tom Sinnott

**Absent:** None

**Guests:** None

Mark called the meeting to order at 7:55 P.M.

**Motion:** Paul made a motion to accept the minutes. Joe seconded the motion. The motion passed.

**Treasurer's Report:** Joe provided a budget update as of 12/15/94:

Anden Project	185.75
Annual Meeting	-50.19
Discretionary	-122.52
Entertainment	-514.00
Financial Review	0.00
Insurance	-227.00
Landscaping	-4,061.03
Legal	0.00
Newsletter	-72.63
Property Taxes	-72.54
Service Charge	-123.25
Treasurer	-51.47
Interest Earned	+140.12

The current balance in the ROIA checking account is \$9,094.44. The last quarter bills for the current fiscal year ending February, 1995, need to be sent.

**Entertainment:** Paul purchased 16 dozen plastic eggs at the Hook's sale. A street walk to see seasonal lights was suggested for next year.

**City Liaison:** The total cost to the City of Warrenville for the driveway repair and replacement is approximately \$20,000. \$16,430 of this amount will come from Anden settlement funds. The remainder will come from other City funds that are covering restoration work caused by the sidewalk repairs. Becky will provide Chuck with an up-to-date accounting of how the Landscaping funds from the Anden settlement have been spent so far. The curtain drain project and the upper bowl drain project (burying the pipe draining the boggy area in the upper bowl) will not be completed until the spring.

The pipe might need to be disconnected during the winter. It was suggested that overburden from these projects could be used for river bank steps. The unused power poles on the south side of River Oaks could be used for timbers for this. Chuck will talk to the city regarding the restrictor again.

**Landscaping:** No report

**Newsletter:** Tom will take over the Newsletter.

**Nominating:** Tom will be checking on several candidate possibilities. There are currently two candidates for the three seats that will be vacant.

**Old Business:**

**Banner Thank-You:** The Board received a thank-you letter from Mayor Lund for the \$25 donation sent for the Peace banner the City put at the River Oaks entrance.

**City Notices:** Paul read two notices from City departments. The water superintendent would like to contact homeowner associations regarding water and sewer concerns. The police department has sent a flyer regarding their Citizens on Patrol program.

**New Business: Proposed Budget for Fiscal Year March 1, 1995 to February 28, 1996**  
The following budget was proposed:

Annual Meeting	-60.00
Discretionary	-249.00
Entertainment	-200.00
Financial Review	-275.00
Insurance	-250.00
Landscaping	-6,400.00
Newsletter	-450.00
Property Taxes	-80.00
Treasurer	-100.00
Service Charge	-135
Interest Earned	135
<b>Total</b>	<b>-8,064.00</b>

Comparisons of Landscaping figures from the current year show that considerably less was spent than was budgeted. Mark explained that the Anden settlement work consumed the time originally allotted for these projects. It was agreed that capital improvements should come from ROIA reserve funds, rather than be included in the budget, if there are sufficient funds for such projects while maintaining an adequate reserve. The amount of assessment for each house, based on the \$8,064.00 figure and 64 paying houses, comes to \$126.00 per year, the same as the last 12-month period.



## December Board Minutes - continued

**Motion:** Tom moved to accept the proposed budget. Joe seconded the motion. The motion passed.

**Motion:** Paul moved to adjourn the meeting. Tom seconded the motion. The meeting adjourned at 10:05 P.M.

*Respectfully submitted, Becky Christiansen,*  
*Secretary*

Next Board meeting will be at 7:30 P.M. on Thursday, January 26, 1995, at the Hulses', 29 W 610 Ridge Dr.



## OAKER CLASS of '94:

The River Oaks Improvement Association is very pleased to announce the first graduating class from the River Oaks Tree Nursery! This Fall, several trees were transplanted into the subdivision's landscape from the small fenced nursery area located down by the river, in our lower Common Area. Our new "graduates" include:

- Six Gray Dogwoods, planted to deter soil erosion, in small terraces on the steep river bank bordering the upper Common Area;
- One Hybrid Elm, planted as a parkway tree replacement, at Lot 28;
- Two Silver Maples and one clump of River Birch, in the Upper Common Area.

Although the River Oaks tree nursery is pretty small, we have a remarkable variety of young trees getting their start there. Many types are familiar, but there is more than a trace of the exotic as well. At present, the nursery's roster includes these 25 species:

Amur Corktree, Thornless Honeylocust, Green Ash, Hybrid Willow, Colorado Blue Spruce, Zelkova, Baldcypress, Hybrid Elm, Tuliptree, Tatarian, Silver, and Schwedler (Norway) Maples, White Mulberry, Littleleaf and American Lindens, Amur Maackia, Sycamore, River Birch, Ohio Buckeye,

Sweetgum, Common Horsechestnut, Katsura, Swamp White Oak, Cottonless Cottonwood, and Hybrid Poplar.

The nursery was established in Fall 1992 with donated small nursery stock to provide a continuing source of trees for River Oaks common areas and parkways at essentially no cost. This Fall's planting is our first demonstration of the success of this initiative. More trees will be coming out of the nursery next Spring. If you haven't ever seen the nursery, mosey on down to the river and check it out!



## NOTICE ANYTHING NEW about OAKLEAVES?

After a MAJOR computer overhaul, we're back under new software!! This is our first effort with the new program, and a couple of fonts have been lost along the way, so **OAKLEAVES** may have a little different look and feel than what you've seen in the past. Nothing like having a task to do to get one at least somewhat familiar with a new program!

The Newsletter committee apologizes for the rather lengthy hiatus from the last edition. Holidays, life changes, vacations and computer downtime all conspired to delay a more timely publication.

At any rate, we're baack, and ready to start the new year off with a BANG.

NO CORRECT ENTRIES have been received for the River Oaks **SPRING SURPRISE!!** Remember, a great prize awaits the contender with the correct answer. To help you on your quest, here is this month's clue:

I arrived last year, but now am hidden.  
Not even the sharpest eyes can see my home.  
I am the harbinger of things to come.

Send (or bring) your entry to Tom Sinnott (571 River Oaks Dr.) Be sure to include your name or lot number on your entry. If you're the winner, the River Oaks **Prize Patrol** will be making a visit to your house which **COULD CHANGE YOUR LIFE!!!**



**REMEMBER - NO PARKING ON THE STREET** if 2 or more inches of snow has fallen (and the snowfall was predicted) until the street has been plowed.

We have it on good authority that it **WILL** snow again sometime this winter.



**IT'S A TICKING  
BOMB - and it  
could go off right  
in your backyard!!**

There have been several instances of grass clippings and other yard waste being

dumped along the top of the river banks. This material may seem innocent, but when it (or leachate from the material) finds its way down to the river, it causes explosive algae growth in the water. This in turn depletes the oxygen in the water, and kills fish, invertebrates and poisons other aquatic plant life. The West Branch of the Dupage River has a hard enough time of it without River Oakers making it worse!

**PLEASE** don't thoughtlessly contribute to an ecological time bomb!!

The best use of cut grass is to recycle it in your own yard!

**REMEMBER, RIVER IS OUR FIRST NAME!**



January:

Marcus Makolm; b t isam Masoud; Emma Goodman; Kaitlin Kreminski; Leah Goodman; Wadea Masoud; Hiam Masoud; Basima Masoud

February:

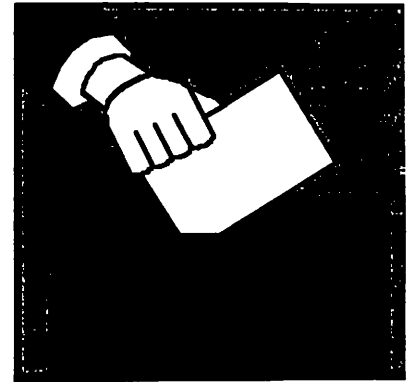
Christopher Hitchcock; Hillary Sartori; Julianne Brackmann; Katherine Andrejevich; Lauren Wierema; Jim Salyer; Jacquie Salyer; Carrie Berland; Jonathon Lynch; Rachael Brackmann; Brandon Stern; Christopher Stern; Veronica Nesbit; Katherine Nesbit

**RIVER OAKS**

**NEEDS**

**YOU !**

**RIGHT NOW!**



**A** large part of the reason that River Oaks has sustained its fine reputation within the Warrenville is a result of the efforts of our Board of Directors. Over the years the Board has: advanced the cause of River Oaks against Anden, the developer of our subdivision; successfully fought skyrocketing real estate assessments and taxes, established the parkway tree program, helped with the process of new sidewalk and driveway apron installation; managed the new perimeter tree planting; updated the By-Laws, and generally enhanced both the physical and social aspects of River Oaks.

{see, the HARD stuff is already done !!!}

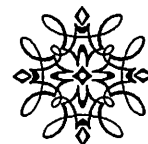
IT does NOT take a great deal of time to be a member of the Board. However, it DOES TAKE a willingness to participate in River Oaks. Our annual Taste of River Oaks, various community functions, the newsletter, the directory and landscaping activities are all carried out via our Board of Directors.

We have several openings on the Board which need to be filled at our Annual Meeting in February. If you can spare one night a month, you can add "Board of Directors" to your resume.

A few good people are urgently needed! Several Board members have served for a looong time. River Oaks needs (and deserves) some fresh bodies!

If you would like to serve on the Board, or know of a neighbor you think would make a good addition to the Board, please call Tom Sinnott (393-2808) or any other Board member.

Rumor has it that if enough new Board candidates are not forthcoming, the existing Board will RAISE EVERYONE'S DUES in order get everyone's attention. How's that for an offer you can't refuse?





## WHERE DO THE BUCK\$ GO? → *The River Oaks Budget* ←

The Board of Directors levies annual dues on River Oaks properties in accordance with the Association's By-Laws. Special assessments may also be levied.

Dues for the River Oaks Improvement Association have remained constant for the past several years.

A variety of River Oaks' functions are funded by your dues. A list of the various budget categories can be found in the Board Minutes section of the newsletter. Over time, the budget categories have changed to better reflect actual operations of the River Oaks Improvement Association. "Service Charge", "Discretionary" and "Interest Earned" budget categories were added last year in order to track various expenses, and to provide a budget slot for miscellaneous expenditures. In addition, the River Oaks fiscal year was adjusted to match our operational year.

While there are 66 properties in River Oaks, the budget is based on annual dues from 64 properties. The Board adopted this philosophy so as to provide a 'cushion' in the event of a dues shortfall. The result is that the budget is predicated on \$8,064 rather than \$8,316 which is the theoretical income of 66 properties paying dues of \$126 per year.

Landscaping is, by far, our largest budget category. Historically, the Landscaping Committee's budget is based on the maximum number of mowings of the Common Area in addition to the Spring Cleanup and fertilizing and any other projects the committee proposes to undertake. While the last few years have seen a steady increase in the cost of each Common Area mowing, the number of mowings has been such so as not to consume the mowing budget.

The Newsletter and Entertainment Committee and the Association's Insurance generally represent the next largest expenses.

Some common questions about our budget:

***What happens to any "left over money"?*** Excess funds are retained in the River Oaks Reserve Fund. Currently, this fund amounts to approximately one year's dues.

***Didn't our dues go up?*** No, our fiscal year was adjusted to align it with our operational year. Dues have been \$126 per property per year for 6 years.

***Why haven't our dues gone up?*** Modifications to the By-Laws saved significant money by changing the way our fiscal review was implemented. The Board (and especially the Landscaping and Newsletter committees) have been very effective in obtaining economical quotes for maintenance and copying expenses. Additionally, several River Oaks residents have donated time, services or money (or all three) which have reduced River Oaks' expenses.

***How are budgets set and what happens when a committee overspends its budget?*** Committee budgets and expenditures are approved by the Board. Committee budgets are reconciled by the Board, so an overage on any given committee does not adversely impact other activities. For example, the Entertainment Committee significantly overspent its budget in 1994. However the Newsletter and Landscaping committees were under budget. In addition, the "Discretionary" account allows for some adjustments to be made.

***How do residents participate in the budgeting process?*** Serving on the Board or a committee is the best way for River Oakers to participate in the budgeting process. Read the Board Minutes section of the newsletter to find out how much various committees are budgeted for and what they spent. Generally, draft budgets are proposed in November, modified in December and finalized in January. The Board will adopt the 1995 budget at its January 26<sup>th</sup> meeting at the Hulses'.

***What happens if I don't pay my dues?*** The Association may levy a penalty. In addition, the Association can place and execute a lien against any property in River Oaks which is delinquent in its dues.

If you have any other questions about River Oaks dues or budgets, please feel free to contact any Board member, or to come to a Board meeting.