



OAK LEAVES

Volume XII

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Number 12



**HAPPY
HOLIDAYS!**

Mark your calendars for Thursday, February 26th, 7:30 pm at the Warrenville City Hall Council Room for our

**ANNUAL MEETING
of the River Oaks
Improvement
Association.**

A slate for the 1998 board of directors will be elected. Also, your contributions and input regarding plans for 1998 are most welcome!

Calendar of Events

- ♦ Thursday, January 22nd:
River Oaks Board Meeting
at the Moore's home:
2 S 561 River Oaks Drive
- ♦ Thursday, February 26th:
ROIA Annual Meeting at
the Warrenville City Hall
Council Room

What's the dues for?!

For all our new homeowners, and perhaps some not so new, who have never received an explanation of dues, here's the low down on what's due, and what we're all paying for.

The River Oaks Improvement Association Dues are \$160.00/year. Our fiscal year runs from March 1st to the last day of February. Dues are collected quarterly with dues cards sent to each homeowner on or about the first of every quarter. The dues cards state; your account number (lot #), what quarter(s) we're collecting for, the quarterly dues (\$40.00), any amount past due, and a total amount due. At the bottom of the card is included the amount that would have you paid through the end of the year. i.e.; the first quarter dues cards for FY 97 state;

"If your current, \$160.00 will have you paid up till March 1, 1998."

Paying ahead like this is very beneficial to the association's cash flow because our greatest expenses are in the summer, (lawn mowing) and yet half of the dues will not be collected till the last half of the year. However it is purely voluntary.

Now what are we paying for?

Almost every month the association publishes a news letter to keep everyone informed as to City activities, neighborhood activities, board meetings and their minutes, monthly expense updates, and anything a resident would like to add. In most of these news letters there is a record of expenses for the previous month. Each year, usually by January, the annual budget is approved and published in the news letter. In addition, if any homeowner has questions regarding any of the board activities, including budget, they are welcome to attend a board meeting, or call a board member. Board meeting date, time, and place is published in the newsletter. A listing of board members is in the ROIA directory with each persons responsibilities and phone numbers included.

Just a reminder, the fiscal 97 (year ending Feb. 29, 1998) budget is as follows;

Annual meeting	\$40.00	
Discretionary	\$50.00	
Entertainment	\$200.00	
Insurance	\$250.00	
Landscape	(mowing - \$7,000.00)	\$7,600.00
Newsletter	\$350.00	
Property Tax	\$80.00	
Annual Review	\$500.00	
Flood Damage Repairs	\$900.00	
<u>Treasurer</u>	<u>\$140.00</u>	
Total	\$10,110.00	

If you have any questions regarding your account, dues cards, or budget performance, please do not hesitate to contact Mark Moore, Treasurer, Lot # 52, phone 393-6473

Minutes Board of Directors Meeting

Date: December 4, 1997

Present: Becky Christiansen, Chris Crisman, Andy Gorski, Mark Moore, John Pautler, and Marnee Sinnott

Absent: Breda Wojciechowski

The meeting began at 7:45 p.m.

Motion: Mark made a motion to accept the minutes as written. John seconded the motion. The motion passed.

Treasurer's Report:

Cash Flow Report 3/1/97 through 12/4/97

<u>Category Description</u>	<u>3/1/97 - 12/4/97</u>
INFLOWS	
Anden Settlement	3,944.59
Dues	7,195.50
Interest Earned	363.70
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TOTAL INFLOWS	11,503.79
OUTFLOWS	
Anden Projects	3,870.93
Annual Meetings	68.74
Discretionary	-125.00
Entertainment	200.00
Insurance	238.00
Landscaping	4,300.00
Newsletter	58.68
Property Tax	73.72
River Work	937.53
Service Charge	52.00
Treasurer	24.25
Uncategorized Outflows	10.00
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TOTAL OUTFLOWS	9,708.85
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OVERALL TOTAL	1,794.94

Mark reminded the board that a decision had to be made about what to do with the ROIA CD that matures on Dec. 25, 1997.

Motion: John made a motion to roll over the CD. Becky seconded the motion. The motion passed.

Motion: Chris made a motion to accept the Treasurer's report. Becky seconded the motion. The motion passed.

City Liaison: Becky reported that the watch house stickers are ready for distribution. The stickers will be provided without cost to the association. Becky attended a city wide neighborhood watch meeting - problems within Warrenville were discussed.

Landscaping: Brickman has submitted an estimate for a two year contract, which was requested by the board. The estimate is for \$7,304.00 per year.

Motion: Mark made a motion that the board accept the Brickman's bid. Andy seconded the motion. The motion passed.

The entrance sign painting has started. The colors are not the finished colors. Work will be completed as soon as possible.

Directory: The new directory will be distributed with the December newsletter.

Old Business:

Fees / Interest for late dues - Mark reported that there is \$1100.00 in late association homeowner fees. A letter will be sent to those homeowners who are not current with their fees. Approximately 33% of the homeowners are not current. This item will be discussed at the ROIA Annual Meeting in February.

New Business:

PROPOSED 1998 ROIA BUDGET

<u>Item</u>	<u>1997</u>	<u>1998</u>
Annual Meeting	40.00	40.00
Discretionary	50.00	50.00
Entertainment	200.00	200.00
Insurance	250.00	250.00
Landscape	7,600.00	7,800.00
Newsletter	350.00	350.00
Property Tax	80.00	80.00
Annual Review	500.00	500.00
Flood Damage Repairs	900.00	0
Treasurer	140.00	140.00
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TOTAL	\$10,110.00	\$9,410.00

The meeting ended at 8:55 p.m.

Respectfully submitted, John Pautler, Secretary