





**We are in the process of updating the River Oaks Directory. Members of the board will be calling all the residents to update information. This year you may include your e-mail address. If you prefer not to have your name, children's name, children's month and year of birth, please let the caller know and your lot number will remain blank. The directory is printed for the convenience of the homeowners and is not for publication for commercial use.**



**GOT JUNK?**

**RIVER OAKS ANNUAL GARAGE SALE,  
SATURDAY, JUNE 11<sup>TH</sup>  
9AM - 3PM**

**We will be placing ads in the local papers.**

## **NEWS ON RETAINING WALL**

**On Monday, March 14<sup>th</sup>, several concerned residents from River Oaks attended the city's Community Development Committee meeting. Tom Sinnott, whom the board appointed special liaison to the city for the duration of this project, presented. The board is grateful to Tom for being our spokesman and as anyone who attended will attest, he did a great job. It was a "just the facts, ma'am" type of presentation. We expect to be on the City Council agenda sometime in May. We will once again do a "Phone Tree" to notify all homeowners. We apologize if any homeowner was not notified for the March meeting.**

**Here is a copy of Tom's presentation to the City Development Committee:**

Hello, my name is Tom Sinnott and I live at 2S571 River Oaks Dr. I am here on behalf of the 66 homeowners of the River Oaks subdivision to ask that the City defray the cost of the replacement of our dry detention area's retaining wall.

Our subdivision was built as a result of a development agreement between the City and Anden ESR memorialized in ordinance 756 on May 17, 1985.

Prior to the agreement the City held public hearings on the proposed subdivision. The Plan Commission hearing of Dec. 4, 1984 primarily dealt with how stormwater runoff would be handled. At this hearing, Mr. Knollhoff, a Warrenville resident, remarked that stormwater detention was important in the proposed River Oaks subdivision (QUOTE) "Because all the water from the west side of 59 *per se* from Branch to Batavia to Riverside goes thru that property." (UNQUOTE)

I also note that River Oaks accepts stormwater from Warrenville Commons, a commercial development south of our subdivision.

Subsequently, Ordinance 828 - a special use permit - was passed "in the best interests of the residents of the city" to permit construction of a planned residential development in an area of special flood hazard. One provision of this ordinance called for compensatory water storage to be provided.

The water storage provided in River Oaks consists of two dry detention basins. The basins are designed to slow stormwater discharge into the west branch of the DuPage River. The basins operate in tandem, when the upper basin is full, it flows into the lower basin. When the lower basin is full, it flows over a spillway into the river.

The natural angle of repose of the soil does not permit an adequate volume of detainage in the lower detention basin. Consequently, a retaining wall was constructed to obtain the requisite acre-feet of storage.

According to the PRC Engineering memo of May 1, 1985, the original retaining wall was approximately 145 feet in length and 7 feet high. It ran along the rear of Lot 9 from the southwest to the northeast. This wall collapsed before the subdivision was completed.

After the collapse, the current tiered walls were constructed. These walls consist of three tiers, one of 247 feet, one of 253 feet and one of 78 feet. Each tier rises approximately 4 feet.

City Engineer J.J. Benes speculates in his letter to the City of Nov. 11, 1990 that the wall was extended to accommodate the house in lot 9 and that the wall (QUOTE) "must have been approved by the City". Benes also states that wall (QUOTE) "does not meet current Warrenville Storm Water Requirements".

Benes also notes that the spillway for the lower detention bowl was to be at elevation 707.

We noticed significant deterioration in the nearly 20 year old retaining wall last year, and solicited bids from 3 reputable engineering firms. We contracted with Larson Engineering, and you have seen their report.

We believe the residents of River Oaks are good stewards of our land.

Over the years, the residents of River Oaks have repaired and eventually replaced the stairs at retaining wall. We have provided landscaping services and maintained the retaining wall. Replacing the wall is a significant burden on 66 homeowners.

Additionally, if the wall as constructed does not meet current requirements, this would be the time to correct any deficiency.

We are a small subdivision that handles stormwater for significant nearby commercial and residential areas. While we believe we are good stewards of our land, we trust that the larger community of Warrenville will, in the words of our enabling ordinance find it in their best interests to defray the cost a long term replacement of a retaining wall that provides benefits that reach far beyond River Oaks.

**Reprinted below is an article that appeared in the Daily Herald stating our position.**

## Warrenville officials weigh options on detention area

BY HARRY HITZEMAN  
Daily Herald Staff Writer

Warrenville leaders are looking into whether they should help a homeowners association pay to rebuild a detention area retaining wall.

Members of the River Oaks Homeowners Association say the three-tiered wooden wall

near a large, grassy detention area needs replacing within five years. The area is normally dry but fills up during heavy rains and slowly releases water into the DuPage River to the east.

Tom Sinnott, River Oaks resident and former homeowners association president, noted the detention area was oversized in the 1980s to handle rainfall from

the neighborhoods on the west side of Route 59 and Family Foods, and other stores at the northeast corner of Batavia Road and Route 59.

"The reason it's the size it is is we're receiving run off from other properties outside the subdivision," Sinnott said.

The 66-home River Oaks subdivision is on the east side of

Route 59.

City leaders likely will vote next week to have their attorney review documents from when the subdivision and detention area were built. A report could be made by April 18.

Ron Mentzer, the city's community development director, said the key issue will be to determine how much water is

stored in the detention area, and from where, and how much water merely passes through.

The association also hired the Naperville-based Larson Engineering of Illinois to examine the area and get cost estimates. Three were returned: \$130,000; \$220,000 and \$270,000. The firm recommended the \$220,000 option.

Sinnott and other homeowners believe the city should share in the cost because the detention area serves more than just one neighborhood. Ideally, he hopes the city will pay 100 percent of the tab.

"It's not fair for River Oaks to pay for all this. The benefit from it extends far beyond the subdivision," he said.

# MINUTES OF BOARD OF DIRECTORS MEETING

## APRIL 19<sup>TH</sup>, 2005

**PRESENT:** Jim Smith, Ruth Brackmann, Jim Stanley, Linda Saxton, Tim Turner

**ABSENT:** Joe Lanute

**Guests:** Becky Christiansen, Arthur and Jeanne Kreymer

Jim Smith called the meeting to order at 7:55pm.

Ruth Brackmann made a motion to accept the amended minutes, 2<sup>nd</sup> by Linda Saxton.

Our first guest, Becky Christiansen brought a flyer regarding trees in the nursery that are ready to be transplanted by any homeowner who wants to dig them up. Flyer attached to this newsletter. Our second guests, the Kreymer, related that an old fence that was in their back yard had been replaced by the Emerald Green Association. This old fence has been here since this land was farmland and it runs from the river all the way up behind lot 44. Kids have been using this as a cut through. Although the fence is on Emerald Green property the Kreymer had hoped that the Emerald Green Board would have notified them before its installation. The Kreymer have spent many hours on their back yard gardens which now are viewed with a "very shiny, very ugly" fence in the background.

After the guests left the regular board business continued.

### Treasurer's Report

Income/Expense 3/1/05 Through 4/18/05		Net Worth As of 4/18/05	
Category Description	3/1/05- 4/18/05	Account	4/18/05 Balance
<b>INCOME</b>		<b>ASSETS</b>	
DUES	3,780.00	Cash and Bank Accounts	0.00
		90 DAY CD	13,664.10
		ROIA CHECKING	13,664.10
<b>TOTAL INCOME</b>	<b>3,780.00</b>	<b>TOTAL Cash and Bank Accounts</b>	<b>13,664.10</b>
		<b>TOTAL ASSETS</b>	<b>13,664.10</b>
<b>EXPENSES</b>		<b>LIABILITIES</b>	0.00
Electric	75.67		
Insurance	994.00	<b>OVERALL TOTAL</b>	<b>13,664.10</b>
<b>TOTAL EXPENSES</b>	<b>1,069.67</b>		
<b>OVERALL TOTAL</b>	<b>2,710.33</b>		

## **Old Business:**

**The insurance for 2 million liability policy for our 5 acres of common areas has been renewed through the Ned Gulbransen agency with Zurich Insurance. Yearly premium is \$994.00. We were advised by the police department to put up No Trespassing signs in the common areas and easements. Although this will not protect us from any lawsuit if someone should be hurt in the common areas it is necessary to post to show that this is private property.**

**As of 4/18/05 only one household in River Oaks is past due for dues for one full year. The treasurer will again contact to try and resolve this. It was noted that many homeowners are now paying for the full year with one payment.**

**Tim turner made a motion to accept the treasurer's report, 2<sup>nd</sup> by Jim Stanley.**

**The board thanked Tom Sinnott for a job well done in presenting our case to the city. We have one formal bid from Eagle R. Pavers of Naperville. You may see their web site at [www.eaglepavers.com](http://www.eaglepavers.com).**

## **City Liasion**

**Ruth Brackmann reported that we will probably be on the May City Council meeting agenda to hear if any decision has been made by the City of Warrenville regarding the retaining wall. A phone tree will be set up again to inform homeowners of the date in case they wish to attend or watch the proceedings on TV.**

## **Entertainment**

**It was decided that all board members will chair this annual event. A date has not been set as yet. Date for annual Garage Sale will be June 11<sup>th</sup>.**

## **Neighborhood Watch - No report**

## **Newsletter**

**A newsletter will be out by April 29<sup>th</sup>, 2005.**

## **Landscaping**

**Brickman has started already with the weed and feed in the common areas. First mowing will be probably next week. Tim Turner will call to remind them to send our coupon book. The Board discussed receiving free mulch from the**

**City. Tim will get a quote from Brickman for the cost of them spreading the mulch around common area plantings.**

**New Business:**

**With the resignation of Joe Lanute, the board will be looking for a new volunteer.**

**Updating of the directory will start now and as board members are calling they will see if anyone is interested in filling Joe's term.**

**When the issue of the water is resolved between lots 31 and 32, the board has agreed to purchase sod and the homeowners of lot 31 and 32 will lay the sod and maintain it until it takes hold.**

**Next meeting will be at Jim Smith's house on May 24<sup>th</sup>, at 7:30pm.**

**The meeting was adjourned at 9:20pm.**

**Last minute addition. A letter was received from the City of Warrenville, see below:**

#### **MEDICAL DISTRIBUTION VOLUNTEER PROGRAM**

The City of Warrenville is working with the County Office of Homeland Security and Emergency Management to establish an action plan in the event of a biological hazardous event or terrorist attack. Part of this plan development requires the City to establish a medication-dispensing site. Various volunteers would operate the site during an emergency event. In June 2004, the City established a core group of volunteers with medical expertise to begin the initial development of the site plan. These volunteers have met regularly and attended specialized training. Due to the dedication of their time and effort, Warrenville is a leading community in developing their plan and has been commended by the County.

Despite our success, many more volunteers are needed. In the event of such an emergency, the City will require a between 200 and 400 volunteers to staff the site and dispense medicine to approximately 20,000 people in and around Warrenville. If you are interested in volunteering, please contact Jennifer McMahon, Assistant to the City Administrator, 630/393-9427 x5050, 28W701 Stafford Place, Warrenville, IL 60555, or [jmcmahon@warrenville.il.us](mailto:jmcmahon@warrenville.il.us).

The City is grateful for the volunteer spirit Warrenville residents have always displayed. We are confident that you will be eager to support our community through volunteering in this effort as well.