



River Oaks Newsletter

May, 2006

Important Update!

It was brought to our attention that the 2006 budget had a \$80 discrepancy. This revised budget will be voted on at the next meeting; Tuesday June 12th. All homeowners are welcome to attend to discuss and vote on the upcoming revised budget.

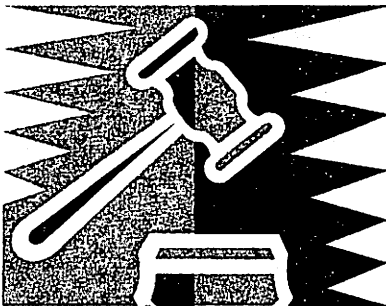
CATEGORY	ANNUAL MTG. BUDGET	PRIOR VERSION	*REVISED FOR VOTE*
Annual Meeting	80.00	80.00	80.00
Annual Review	350.00	350.00	350.00
Electric	300.00	350.00	350.00
Entertainment	250.00	180.00	226.00
Insurance	1044.00	650.00	998.00
Landscaping	8250.00	8250.00	8250.00
Newsletter	60.00	80.00	60.00
Property Tax	100.00	100.00	100.00
Retaining Wall	4826.00	5120.00	4826.00
Treasurer	180.00	200.00	200.00
TOTALS	15440.00	15360.00	15440.00

The insurance amount on the revised column reflects the actual invoiced and paid amount.

River Oaks 2006 Board of Directors;

President	Linda Saxton lsavalon@yahoo.com	393-2206
VP/City Liaison	Ruth Brackmann Brackmann2@comcast.net	393-6830
Treasurer	Rick Deist	393-1309
Secretary	Dave Sartore itbizman@yahoo.com	836-0499
Landscaping	Pete Molina pmjm9262@yahoo.com	393-2113
Entertainment	Robert Stout stout1@yahoo.com	836-0774
Newsletter	Robin Hodges robin.hodges@bairdwarner.com	393-7761

The Board of Directors hold monthly meetings that are open to all River Oaks residents. The meetings will be generally held the second Tuesday of each month at 7:30 in the evening, though time and place may vary.



**Next meeting is scheduled for
Tuesday, June 13th 7:30 at
Pete Molina's residence;
2S510 River Oaks Drive**

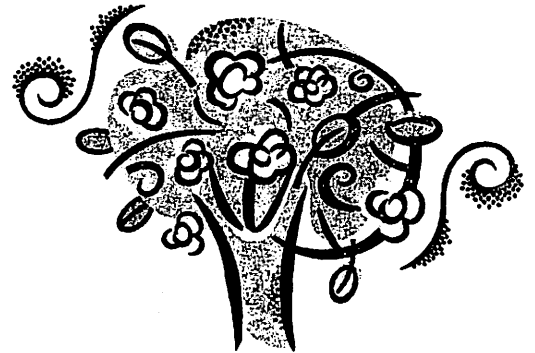


River Oaks Annual Garage Sale

The annual River Oaks Garage Sale will be held June 17th from 9 to 3, rain or shine. Ads will be placed in local newspapers and a large sign at the entrance on Route 59 will be placed the day of the sale. Let's hope for a great turn out!

LOST

Some years back, a tree was planted in memory of Millie Murphy, who previously lived at Lot 1 in River Oaks. The tree is planted at the parkway of Lot 27. The plaque which was attached to a stake near the base of the tree is missing. If found, please contact any board member.



Weed control spraying is scheduled for first part of June in the common areas.



Tentative date for the River Oaks annual picnic will be the second weekend in September to be held near the upper court on Ridge. As in years past, there will be a moon walk for the kids, games, prizes and everyone brings a dish to pass. Further information to follow...

Please call or email suggestions to Robin Hodges at 393-7761 or email to robin.hodges@bairdwarner.com

SERVICE DIRECTORY

This list is furnished as a courtesy:
Homeowners assume the responsibility for any references

<u>Name</u>	<u>Age</u>	<u>Phone #</u>	<u>Service Provided</u>
Brittney Boettcher	11	393-7830	Baby Sitting
Matt Hawks	18	607-8622	Home & Lawn Services

*Please call or email if you wish to have your name added, or if any changes need to be made.
 Thank you. Robin Hodges at 393-7761 or robin.hodges@bairdwarner.com

■ *First quarterly payment of \$60 was due May 31st.*
 ■ *If you have not paid the first quarter balance*
 ■ *please remit as soon as possible. All past-due*
 ■ *payments will be assessed a \$10.00 late fee.*
 ■ *Remember, you may also choose to pay the entire*
 ■ *year in advance, which is \$240.00.*
 ■
 ■ *Call Rick Deist at 393-1309 with any questions or*
 ■ *concerns.*

The River Oaks Newsletter
 should be a friendly community
 forum in which we can "help our
 neighbors" with notices of
 possible baby sitters, day care,
 pet care, lawn care, etc.. or ads
 to sell the car or furniture.
 Please contact Robin Hodges if
 you would like to be mentioned
 in the next monthly newsletter.
 It's a great way for adults and
 teens alike to advertise within
 River Oaks!



Moving or refinancing and need a current paid assessment letter?
 Please contact Rick Deist *in advance* to prepare a letter from the
 association advising your financial lender current paid status in
 the River Oaks Homeowners Association.



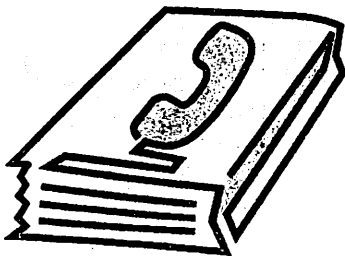
**If you would like to announce a
 recent birth, wedding, or great
 achievement please let us know.**

Treasury reports to follow...

Robert Stout has agreed to assist Rick Deist with the treasurers' position. Financial reports will be included in future newsletters. Thank you for your patience!



The updated 2006 River Oaks Directory has been distributed. If you have not received a copy, or need to make any corrections or additions please contact Robin Hodges at 393-7761 or email corrections to; robin.hodges@bairdwarner.com.



FUTURE WEBSITE UNDER CONSTRUCTION:

WWW.ROIA.ORG



Out in the horizon...



The board is considering to have a Halloween Party in October —any suggestions or volunteers?

River Oaks Improvement Association

5/9/06

Board Meeting – Called to order @ 7:30PM

Members attending in person:

Robert Stout
Pete Molina
Linda Saxton
Ruth Brackmann
Robin Hodges
Dave Sartore

1. Budget

- ✓ As of 1st of May, \$17,936.60 in account
- ✓ Additional deposits of approximately \$900 made
- ✓ Check paid for landscaping services
- ✓ Check paid for ComEd electric
- ✓ 1st Quarter dues due end of May
- ✓ 3 lots have overpaid – to be applied to next payments due
- ✓ Fines will be assessed for late payments – policy to be reviewed and verified
- ✓ There is a budget deficit of approximately \$34 – description of issue is forthcoming
- ✓ Board will determine how to adjust budget accordingly – funds may be applied from the Entertainment account

2. Existing Business / Outstanding Issues

- ✓ Investigating audit services – need to identify an independent resource to perform
- ✓ Retaining wall issues still outstanding
- ✓ Longer-term funds in association checking account may be deposited into a short-term CD for interest gain

3. Entertainment/ Community

- ✓ Neighborhood garage sale to be Saturday, June 17th. Signs will be placed at the front of the neighborhood to advertise the event. Additional advertising will be placed in the Liberty Suburban and the Daily Herald newspapers.

4. Landscaping

- ✓ Pete has met with the landscaper on a regular basis to review work performed
- ✓ Fertilizer is to be applied in June
- ✓ A portion of common area lawn has been repeatedly missed by the mowers – Pete will review this with the landscape foreman

5. Other Items / New Business

- ✓ A tree plaque memorial has been removed – if found, the item can be returned to any board member.
- ✓ Children from the apartments were seen playing baseball in the common area behind Ruth's house. One of the children hit a ball into her yard. Ruth informed the children that they were trespassing and next time she would contact the police.
- ✓ Yard maintenance issues have been raised
- ✓ Next board meeting to be held 6/12/06 at Pete Molina's house – 7:30PM

Meeting adjourned @ 9:00 PM