



River Oaks Newsletter

Volume 8
October, 2006

Halloween Tips

Halloween is on a Tuesday and Trick-or-Treating hours are between 3:00 pm and 7:00 pm. The Warrenville Police Department reminds all parents and Trick-or-Treaters to abide by the following safety tips.

*Children should be accompanied by a parent or other responsible adult. Trick-or-Treat only at homes where you know the residents. Never approach strangers in vehicles for any reason.

*Children should wear reflective clothing, and if possible face paint rather than masks. Masks could slip and children may not see danger in the form of traffic.

*Costumes should allow freedom of movement and not be cumbersome to the child.

*After dark, adults should carry flashlights so that they can be seen by vehicles.

*Trick-or-Treaters must obey all traffic rules. Cross roadways only at intersections, and use sidewalks. Do not walk in the street.

*If you receive any "treats" that appear suspicious or tampered with, please notify the police.

*Please turn on a porch light for Trick-or-Treaters. If a house has no lights on and is dark, go to the next house.

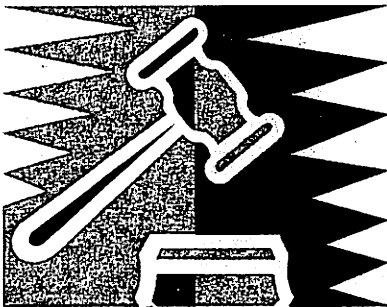
*Remember to wave whenever you see a Warrenville Police Officer!

**as found on the City of Warrenville website*

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, November 21st 7:30 at
Ruth Brackmann's residence;
2S540 River Oaks Drive**

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	12	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



Our landscape contract will be expiring shortly. Pete Molina is in the process of quoting six landscape companies to get some competitive bids for the future contract. Pete has put a lot of time and energy in creating the proposal, thank you Pete!

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!



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



There has been some confusion at the post office regarding the ROIA PO Box. Some mail has been returned to the sender in error by the Warrenville Post Office. We are in fact paid up to date, and even went to the post office to find out what is causing this error, with no immediate explanation. In the meantime, if you receive any returned mail, please feel free to bring it to any board member.

Attached to this newsletter is an important letter from Christopher B Burke Engineering regarding the West Branch DuPage River Clean-Up. There is an informal meeting November 7th at 7pm at City Hall in Warrenville. All interested homeowners are encouraged to attend.



Did you know?

When each homeowner moved into River Oaks, they should have received a copy of the by-laws and declarations for the homeowners association. When a seller transfers title to a buyer, the seller is required to give the by-laws and declarations to the future homeowner (and be current on all quarterly dues). It is the present homeowner/sellers responsibility to provide these important documents to the future homeowner. Should you need an additional copy, there will be a cost of \$10 to offset processing and printing costs. Questions can be directed to any board member.

Second quarterly payment of \$60.00 was due August 31st. If you have not paid the second quarter balance please remit as soon as possible. All past-due payments will be assessed a \$10.00 late fee. Remember, you may choose to pay the remaining two quarters in advance, which is \$120.00.

**Third quarter dues of \$60.00 will be due November 30th
Fourth quarter dues of \$60.00 will be due February 28th**

Call Rick Deist at 393-1309 with any questions or concerns.



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.



*Attached is the current net sheet and budget report

FUTURE WEBSITE UNDER CONSTRUCTION:

WWW.ROIA.ORG



10/4/2006

Budget-curent year - Current Year
 3/1/2006 through 2/28/2007 Using Budget 06

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Category Description	3/1/2006 Actual	- Budget	2/28/2007 Difference
INCOME			
DUES	11,755.00	15,360.00	-3,605.00
TOTAL INCOME	11,755.00	15,360.00	-3,605.00
EXPENSES			
Annual Meeting	19.16	80.00	60.84
Annual Review	0.00	350.00	350.00
Electric	150.99	300.00	149.01
Entertainment	60.80	250.00	189.20
Insurance	998.00	998.00	0.00
Landscaping	7,021.00	8,250.00	1,229.00
News Letter	15.78	60.00	44.22
Property Tax	0.00	0.00	0.00
Retaining Wall Fund	0.00	4,892.00	4,892.00
Treasurer	89.31	180.00	90.69
TOTAL EXPENSES	8,355.04	15,360.00	7,004.96
OVERALL TOTAL	3,399.96	0.00	3,399.96

Net Worth Report - As of 10/4/2006

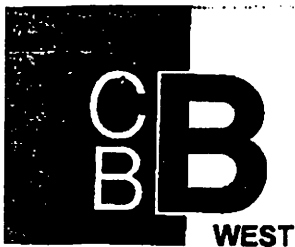
(Includes unrealized gains)

As of 10/4/2006

10/4/2006

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Account	10/4/2006 Balance
ASSETS	
Cash and Bank Accounts	
90 DAY CD	0.00
ROIA CHECKING	19,331.72
TOTAL Cash and Bank Accounts	19,331.72
TOTAL ASSETS	19,331.72
LIABILITIES	0.00
OVERALL TOTAL	19,331.72



CHRISTOPHER B. BURKE ENGINEERING WEST, LTD.

116 West Main Street • Suite 201 • St. Charles, Illinois 60174-1854 • TEL (630) 443-7755 • FAX (630) 443-0533

October 12, 2006

River Oaks Improvement Association
Attention: Ms. Linda Saxton, President
2 S 539 River Oaks Drive
Warrenville, IL 60555

RE: West Branch DuPage River Clean Up – November 7th Informational Meeting
(CBBEWL Project No. 00-314)

Dear Ms. Saxton:

By now you may have noticed that Tronox, formerly Kerr McGee, is disassembling the bypass pumping system in use on the West Branch of the DuPage River. They cleaned up the section of the river from Gary's Mill Road down to the confluence with Kress Creek. This equipment will be stored in a "staging and laydown" area on Forest Preserve District property, off of Edgewood Walk. For the remainder of the year, very limited activities with regard to cleaning up of targeted material are planned. The river bypass system will be installed and large scale removal of targeted material will resume in early 2007.

On behalf of the Forest Preserve District of DuPage County, the City of Warrenville, DuPage County, and the U.S. Environmental Protection Agency, we believe that this would be a good time to review the procedures and techniques utilized during the recent construction with yourselves and all interested residents of your homeowners' associations, so that an understanding of construction activities for the coming year can be gained. In addition, many property owners have already been contacted with regard to specific clean up and restoration activities, and it may be helpful for all to understand the broader picture of the clean up.

We also believe that a forum for dissemination of information would be helpful and toward that end, we have arranged to hold a public information session, specifically for homeowners' association officials and all residents of the homeowners' associations on November 7, 2006 at 7pm in the City of Warrenville, City Hall. The EPA maintains a mailing list of people who have previously expressed interest in receiving information about the clean up activities, and that mailing list includes the specific properties that have targeted material to be removed. However, we are aware that this does not cover all of the residents who may have an interest in these sections of the river and are attempting to reach out through the homeowners associations to any interested parties. We would appreciate your passing on this

JJW/der

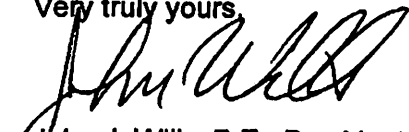
P:\CBBEL Projects\2000\00-314\Word\2006\October 2006 Association Letter\L00314 River Oaks.100606.doc

invitation to all those members of your homeowners' association. The format will be a relatively brief presentation on construction activities and the extent of the project going forward, along with a discussion of various restoration approaches and techniques, and that will be followed by a question and answer period. Further, I will be available as a representative of the Local Communities and representatives of the EPA will be available to discuss any concerns specific to activities on individual properties or activities in general.

We greatly appreciate your help in getting the word out about this meeting on November 7 and look forward to seeing you and your neighbors at the meeting.

If you have any questions about this, please do not hesitate to call me at (630) 443-7755.

Very truly yours,



John J. Wills, P.E., President

CBBEWL

Local Community Representative

cc: John Coakley, City of Warrenville
John Oldenburg, Forest Preserve District of DuPage County
Anthony Charlton, DuPage County
Rebecca Frey, USEPA

River Oaks Improvement Association

9/5/06

Board Meeting – Called to order @ 7:30 PM

Members attending in person:

Robert Stout
Ruth Brackmann
Robin Hodges
Dave Sartore
Pete Molina
Rick Deist

1. Budget

- ✓ CD account approved
- ✓ Certified letters to be sent to collect overdue payments - full payments will be due by 9/20/2006 – bylaws will be referenced
- ✓ Review of current and short-term future budgets – Report to be included in upcoming newsletter
- ✓ Review of unpaid dues – 9 lots still have not paid any '06 dues
- ✓ Dues reminders to be sent to all lots one quarter overdue
- ✓ A 12-month CD (4.5% - \$10,000) is to be issued from LaSalle bank – Motion to approve was agreed / passed
- ✓ Notification that all future requests for copies of association by-laws, rules & regulations will incur a \$10.00 fee for processing

2. New Business

- ✓ River cleanup – all lots affected will be contacted directly by the company performing the cleanup
- ✓ At no time can cleanup company use ROIA common areas to transport equipment
- ✓ Next year there will be tighter City of Warrenville restrictions on review of yard regulations – Warrenville will be taking part in AIB (America in Bloom)

3. Entertainment

- ✓ Permit approved for block party roadway barricade

River Oaks Improvement Association

- ✓ Moonwalk has been booked for the block party event
- ✓ ROIA will provide a cake and grilling foods for the event

4. Landscaping

- ✓ Beehive in upper cul-de-sac to be removed by exterminators
- ✓ Weeding to be done around the River Oaks entry sign
- ✓ It was identified that the landscaper did not perform a weed-&-feed in the cul-de-sacs

Meeting adjourned @ 9:30 PM

Minutes prepared by: [D.Sartore, 9/12/06]