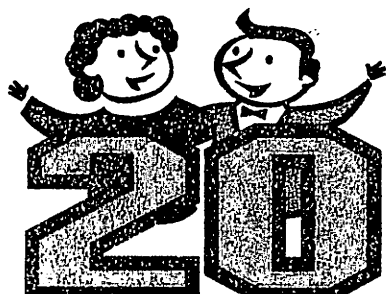




# River Oaks Newsletter

Volume 17  
August, 2007

**2nd quarter payment due August 31st!**



The Association will supply burgers, hot dogs, lemonade, paper goods and the chef!

This year we're asking the neighbors to bring:

A-I Bring Appetizers

J-R Bring Side Dishes

S-Z Bring Desserts

\*Everyone bring your chairs & other drink choices, if you choose



## River Oaks Annual Block Party 20th Anniversary!

The Block Party will be Saturday, September 22nd. The Board has begun to collect some great memorabilia in celebration of our 20th Anniversary. If you have any photos, literature, or any type of memorabilia please consider sharing with any board member and we will be sure to return the materials to you! We are in the process of copying for display at the block party. Be sure to stop by!

Also, the board is looking for volunteers to help organize and set-up for the event. Please contact Robert Stout at 836-0774 if interested.

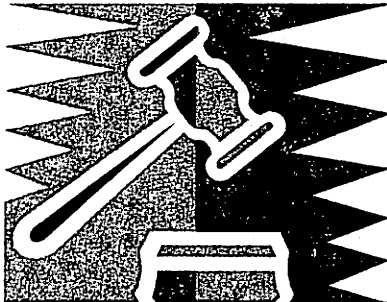


**\*\*The city will be notified to block off access to upper cul-de-sac on Ridge for the block party. Lots 3-13, please remember to remove cars from your driveway if you need to leave the subdivision, we greatly appreciate your efforts! Please contact Robert Stout at 836-0774 with any questions or concerns.**

**River Oaks 2007 Board of Directors:**

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

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



**Next meeting is scheduled for  
Tuesday, August 21st 7:30 at  
Dave Sartore's residence;  
2S552 River Oaks Drive**

**Attached are the latest minutes to the meetings and budget reports**

## **\*SERVICE DIRECTORY\***

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

Name	Age	Phone #	Service Provided
Brittney Boettcher	13	393-7830	Baby Sitting
Matt Hawks	20	836-9706	Lawn work, leaf raking, snow shoveling
Trevor Hodges	14	393-7761	Lawn care, power washing, general labor
James Berg, Sr.		836-0366	Elite Ventures, Ltd. *online products www.eliteventuresltd.com
Frank Vainisi		362-3238	Vitamin Power *health & fitness products for the entire family. www.vitaminpower.com

\*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



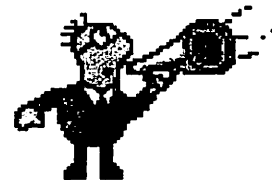
### **WELCOME NEW NEIGHBORS!**

**Jim & Diane Garofalo (Lot 65) moved here from Glendale Heights with their children Lynse, Sydney & Cooper.**

**Jim is a computer network engineer and Diane is an executive administrator with Comcast.**

**Welcome!**

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.**



Thank You, Andy & Sandy Gorski (Lot 11) for hosting the latest neighborhood open house! The weather was great and there was good food and good company to be enjoyed.

If you would be interested in hosting an upcoming open house, please contact Robert Stout or any board member.

\*\*\*\*\*  
\* Congratulations to the Brackmann's (Lot 34) for 2nd \*  
\* place in the container category and the Vainisi's (Lot 2) \*  
\* for honorable mention in the Warrenville America in \*  
\* Bloom contest! \*  
\*\*\*\*\*

### River Oaks Garage Sale Update

Now that we have some great signs to advertise and the rain just wouldn't stop for our previously scheduled garage sale, the board is considering hosting a fall garage sale, tentatively for Saturday September 29th. We would like some feedback from the neighbors to help make this decision. Please contact Robert Stout at 836-xxxx or any board member if you would like to participate.



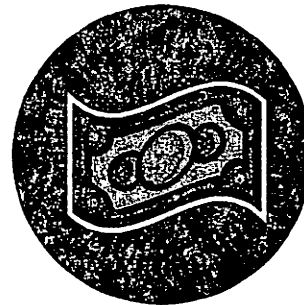
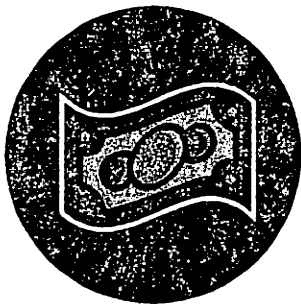
Please remember when parking on the street to use caution to not park parallel with another car parked in the opposite direction. It makes it difficult to maneuver and to see pedestrians or bike riders who may be on the road.

**Second quarter payment of \$60 is due August 31st. (Remember, the balance of the full year payment of \$180.00 can be made in advance).**

**Payments can be mailed to:  
ROIA, PO Box 144, Warrenville, IL 60555**

**Checks payable to: ROIA**

**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 and title company current paid status in the River Oaks Homeowners Association.**

### **Past Due Accounts**

**If an account becomes past due there is a \$10 late fee per quarter assessed to your account and after further attempts by the board to collect payment there will be a lien placed against your home for the amount past due along with all court costs incurred in placing the lien. The board encourages homeowners to contact any board member with questions or concerns.**

**FUTURE WEBSITE UNDER CONSTRUCTION:**

**[WWW.ROIA.ORG](http://WWW.ROIA.ORG)**



## **MINUTES OF 5/15/07 ROIA MEETING**

**The meeting was called to order at 7:40pm.**

**Present: Linda Saxton, Rick Deist, Robin Hodges, Robert Stout, Ruth Brackmann and Dave Sartore**

**Absent: Pete Molina**

**Minutes were read and Rick made motion to accept, Robin seconded.**

**Treasurer report: Only \$300.00 left owing for 2006.**

**Discussion was held regarding when to apply late fees. Linda will look into old files for exact wording on late fees and liens.**

**Discussion was started again about the retaining wall. One homeowner has paid the \$1000 and one homeowner has paid a partial of the \$1000. Board is discussing whether to keep these monies or return to homeowner.**

**Ruth will contact Bob Siebert to look at wall as he expressed interest in the past to reconstruct at a reasonable price.**

**Also DuPage Storm Water will be contacted to understand just how much the lower bowl must retain per their standards.**

**Rick will give Sowa's association letter for closing.**

**Treasurer's report was read and Linda made motion to accept, Robin seconded.**

**We will forgo the Black eye Susan project this year as we received the notice and did not have time to spread the word, maybe next year.**

**We will ask Pete to talk to Brickmann again, as they are still sporadically missing some mowing areas.**

**Stairs that lead to river are in need of repair, should we fix or just take out was the question. Tabled for later after the rest of the board has a chance to go look at them.**

**John Wills will be a guest at next month's meeting. He is the city rep with Tronex. We will walk to the bottom area to see just how much is involved and how many trees we will lose.**

**Block party date will be decided at next meeting, probably in mid-September.**

**Next meeting at Ruth's, 6/19/07 at 7:30pm.**

**Meeting adjourned at 9:06pm.**

**Respectfully submitted:**

**Linda S. Saxton  
Secretary**

## **MINUTES OF 6/17/07 ROIA METING**

Present: Dave Sartore, Ruth Brackmann, Robin Hodges, Robert Stout, Rick Deist, Pete Molina and Linda Saxtpm

Guests: John Wills, Ken & Lisa Ristau

A short meeting was held with John explaining the final plans for our stage of the river cleanup. Then we walked to the lower common area and John pointed out how far inland they will come. We will lose the entire tree nursery.

The regular meeting was called to order at 8:45pm.

Secretary no report.

Treasurer report was made, Linda made motion to accept and Robin seconded.

Retaining wall fund was discussed and we are seeking council on returning the monies. Also it looks like one homeowner over paid in 2006, Rick will look into this and contact to see if they just want to apply to 2007.

Hillary Saxton painted the garage sale signs and Robert will distribute on the Sunday before the sale.

Block party was scheduled for 9/22/07. Permit for blocking street will have to be obtained.

We will be contacting long term neighbors for ROIA memorabilia.

Dave gave report on web site and showed samples. 2 homeowners expressed interest in helping Dave set this up. A map will be sent to Dave for the web site.

Motion was made to have a haul route in the lower common area doe river cleanup to allow access. This will go in a loop from the river bed and back to the river bed, no trucks in the subdivision streets.

On a future date John Wills will come back to discuss the restoration of the lower common area. Robert made the motion and Robin seconded.

Pete is following up with Brickman, Ruth showed the crew some items missed in certain areas.

Front entry light bulb needs to be replaced.

Neighborhood Watch needs to be revived. Drug deals at the end of the sidewalk from the apartments into the subdivision have been noted and police have been notified. More lighting may be a deterrent. We will approach the city.

Next meeting 7/17/07 at Pete's.

Meeting adjourned 9:45pm

# Net Worth - As of 7/17/2007

As of 7/17/2007

7/17/2007

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Account	7/17/2007 Balance
<b>ASSETS</b>	
<b>Cash and Bank Accounts</b>	
90 DAY CD	0.00
CD-Lasalle Bank Feb2007	10,000.00
ROIA CHECKING	16,195.80
<b>TOTAL Cash and Bank Accounts</b>	<b>26,195.80</b>
<b>TOTAL ASSETS</b>	<b>26,195.80</b>
<b>LIABILITIES</b>	
	0.00
<b>OVERALL TOTAL</b>	<b>26,195.80</b>