

River Oaks Newsletter

Volume 17
September, 2007

River Oaks Annual Block Party, 20th Anniversary!

September 22nd 2006 at 5:00 pm, Upper Cul-de-Sac

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 - it's not too late, 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 or attend September 19th meeting

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*

****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.**

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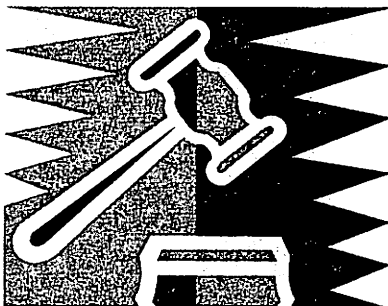
Thanks to Andy & Sandi Gorski (lot 11) for sharing a River Oaks sales book from the beginning! At the end of this newsletter is just a sample of things to come in upcoming newsletters. Wait until you see those prices!

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River Oaks 2007 Board of Directors;

President/City Liaison	Ruth Brackmann Brackmann2@comcast.net	393-6830
Vice President	Dave Sartore itbizman@yahoo.com	836-0499
Treasurer	Rick Deist	393-1309
Secretary	Linda Saxton Isavalon@yahoo.com	393-2206
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 third Tuesday of each month at 7:30 in the evening, though time and place may vary.



**Next meeting is scheduled for
Wednesday, September 19th 7:30
at Linda Saxton's residence;
2S539 River Oaks Drive**

***please note, this will be a
shortened meeting for block party
planning only**

SERVICE DIRECTORY

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

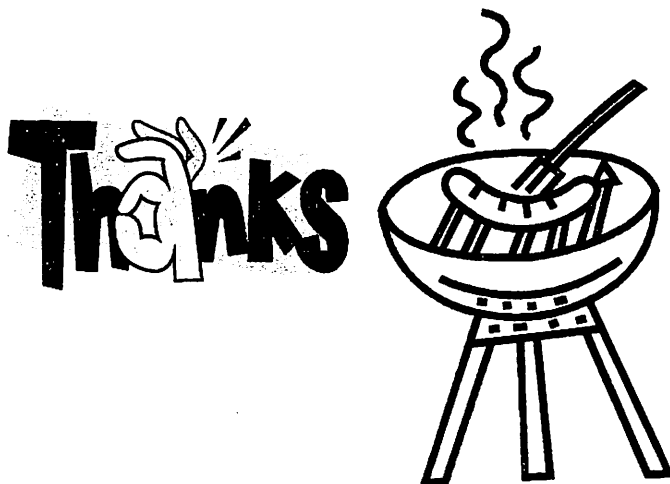
<u>Name</u>	<u>Age</u>	<u>Phone #</u>	<u>Service Provided</u>
Brittney Boettcher	13	393-7830	Baby Sitting
Matt Hawks	20	836-9706	Lawn work, leaf raking, snow shoveling
Trevor Hodges	14	393-7761	Lawn care, power washing, general labor
James Berg, Sr.		836-0366	Elite Ventures, Ltd. *online products www.eliteventuresltd.com
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**

Thank You, Robert Stout & Douglas Samour (Lot 14) for hosting the latest neighborhood open house! All who stopped by were able to see their fabulous kitchen remodel and stunning outdoor patios and landscaping!

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

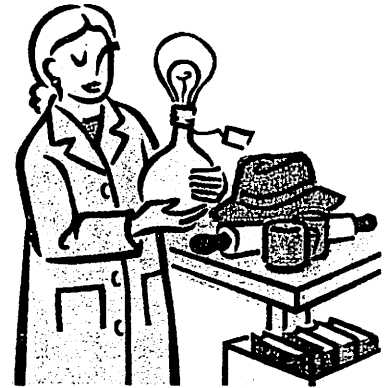
The River Oaks Newsletter should be a friendly community forum in which we can “help our neighbors” with notices of possible baby sitters, day care, pet care, lawn care, etc.. or ads to sell the car or furniture. Please contact Robin Hodges if you would like to be mentioned in the next monthly newsletter. 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.

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 836-0774 or any board member if you would like to participate.



The Wheaton Warrenville South High School Tiger Dance Team will be sponsoring a spirit clinic on Sunday, September 16th from 1 to 5 pm. The cost is \$50 per girl and includes a t-shirt and set of poms. The girls will also show off the skills they learned when they perform at half-time at the Junior Varsity game on Friday, September 21st. Please contact Kim Berland (lot 57) at (630) 836-0513 or www.wwstigerdance@yahoo.com for more information. The clinic is for 2nd to 8th grade.

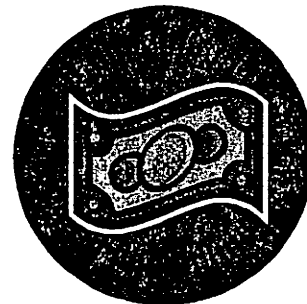
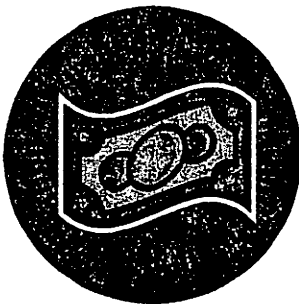


Improving your home? A permit may be necessary; visit www.warrenville.il.us or call the City of Warrenville at (630) 393-9427 with any questions or concerns.

Second quarter payment of \$60 was due August 31st. Third quarter payment of \$60 will be due November 30th. (Remember, the balance of the full year payment of \$180.00 can be made in advance if you have not made your August 31st payment).

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

Checks payable to: ROIA



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



Budget-curent year - Current Year
3/1/2007 through 2/29/2008 Using Budget 07/08

8/15/2007

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Category Description	3/1/2007 Actual	- Budget	2/29/2008 Difference
INCOME			
DUES	8,880.00	15,360.00	-6,480.00
TOTAL INCOME	8,880.00	15,360.00	-6,480.00
EXPENSES			
Annual Meeting	0.00	80.00	80.00
Annual Review	0.00	350.00	350.00
Electric	98.33	380.00	281.67
Entertainment	105.55	250.00	144.45
Insurance	1,002.00	1,000.00	-2.00
Landscaping	5,265.00	8,424.00	3,159.00
News Letter	0.00	60.00	60.00
Property Tax	0.00	0.00	0.00
Retaining Wall Fund	0.00	4,696.00	4,696.00
Treasurer	21.48	120.00	98.52
TOTAL EXPENSES	6,492.36	15,360.00	8,867.64
OVERALL TOTAL	2,387.64	0.00	2,387.64

Net Worth - As of 8/15/2007
As of 8/15/2007

8/15/2007

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Account	8/15/2007 Balance
ASSETS	
Cash and Bank Accounts	
90 DAY CD	0.00
CD-Lasalle Bank Feb2007	10,000.00
ROIA CHECKING	15,723.70
TOTAL Cash and Bank Accounts	25,723.70
TOTAL ASSETS	25,723.70
LIABILITIES	0.00
OVERALL TOTAL	25,723.70

Traditional Family Living with all of Today's Luxuries

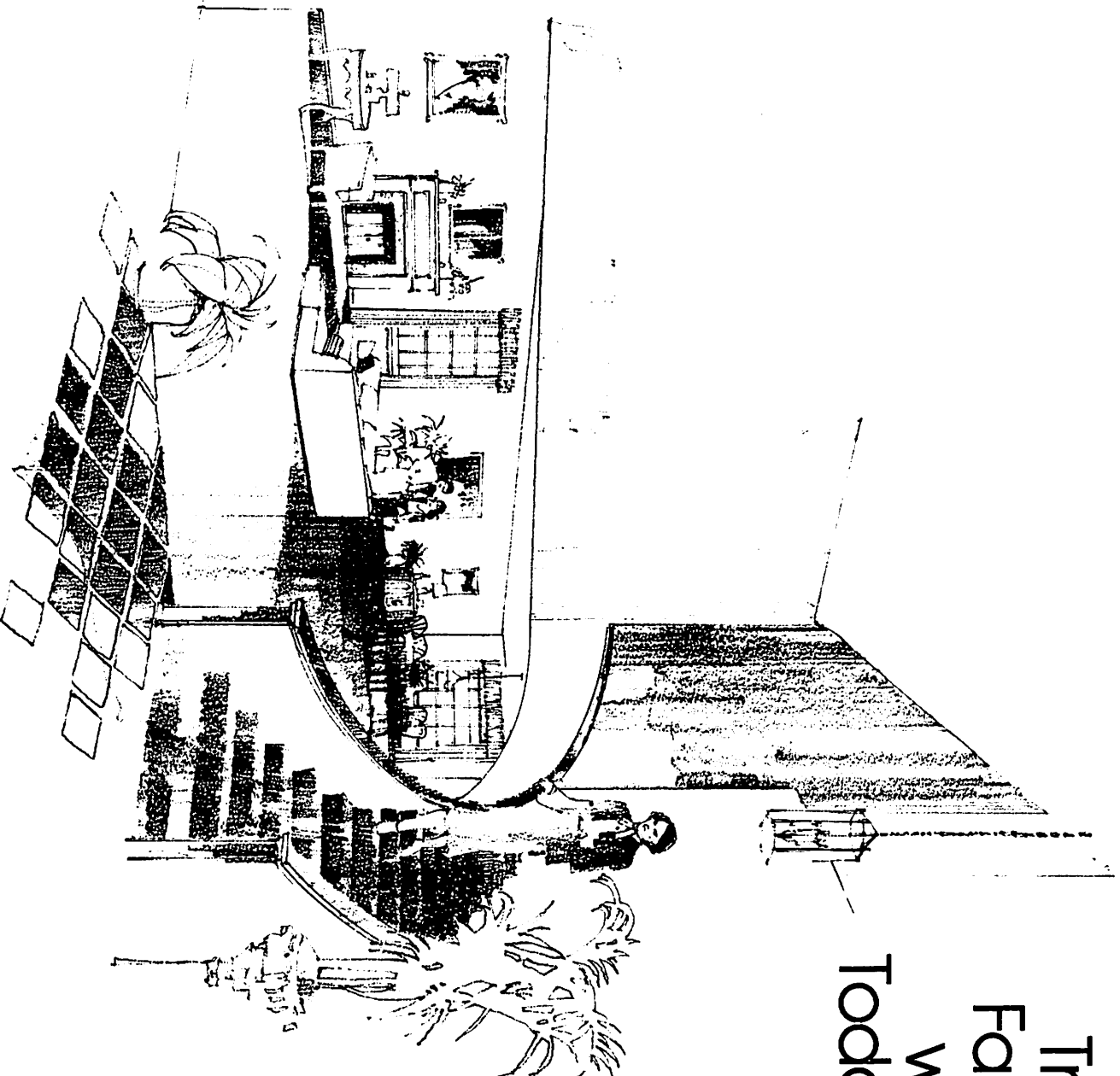
River Oaks. The name conjures up images of natural beauty, spaciousness, and luxury ... all those special qualities which make this the perfect community for your family to live and grow in with pride.

And family living is what River Oaks is all about. You'll see it in the big, bright floor plans which have been carefully designed to make the lives of today's active families a lot less complicated ... and a lot more luxurious.

Family rooms really live up to their name, providing plenty of space to get together and relax. Kitchens are models of efficiency, featuring the latest conveniences and spacious dinettes. The bedrooms, too, are generously sized, with lots of closet space for today's needs, and even more for tomorrow's.

Family comfort is emphasized outside, as well. Plenty of open space invites a game of touch football or baseball. And a quiet road that winds throughout this private community is ideal for a family bike ride or walk.

The homes of River Oaks combine the best of what family living means, ease, comfort, and relaxed elegance. And not just for this generation, but the next, and the next.



Sales
Release III



Another fine residential
community by

ANDEN
ESR Corporation

The Anden policy of continual attention to design and construction requires that specifications, equipment, architectural design and dimensions be subject to change without notice.

Refer to plans and specifications in the Sales Office for current details.

Prices subject to change without notice.

THE ASHFORD

Plan 1804 Exterior A

Ext. B	\$ 1,750
Ext. C	\$ 2,750
Ext. D	\$ 3,000
Ext. E	\$ 4,000

\$116,990

3 Bedrooms, 2½ Baths,
Split Level with Family
Room, Cathedral Ceiling
in Living Room, Dining
Room, and Kitchen, 2 Car
Garage

The Ashford II \$4,500

THE BRIARWOOD

Plan 2080 Exterior A

Ext. B	\$ 2,100
Ext. C	\$ 2,750
Ext. D	\$ 3,000
Ext. E	\$ 4,900

\$121,990

4 Bedrooms, 2½ Baths, 2
Story with Family Room, 2
Car Garage

Option: Garden Room or
Extended Family
Room
\$ 6,500

THE COVENTRY

Plan 2385 Exterior A

Ext. B	\$ 1,750
Ext. C	\$ 2,500
Ext. D	\$ 4,000
Ext. E	\$ 4,900

\$126,990

4 Bedrooms, 2½ Baths, 2
Story with Sunken Family
Room, Den, Two Story
Foyer with Curved
Staircase, 2 Car Garage

THE DOVER

Plan 2412 Exterior A

Ext. B	\$ 1,750
Ext. C	\$ 2,650
Ext. D	\$ 3,800
Ext. E	\$ 4,600
Ext. F	\$ 5,100

\$131,990

4 Bedrooms, 2½ Baths, 2
Story with Sunken Family
Room, Formal Dining
Room, 2 Car Garage

OPTIONS:

Fireplaces

Central Air

Basements

For Additional Options

\$3,150 including Gas Log Lighter

\$1,950 to \$2,100

\$9,000 to \$10,500

- See Sales Representative