

## **OLD OAKS TOWNHOMES SPRING 2011 NEWSLETTER**

### **Annual Meeting**

This year's annual meeting was attended by one homeowner. Mario Sprindys' attends most of our meetings and we would like to say a Welcome and Thank You for your interest. We received proxies from the required percentage and generally from the same owners every year. Our Board currently has three Board members who volunteer their time and work very hard to keep our community looking and feeling like home. In a community of 174 units, that is not a very good turn out! This could mean that you are very happy and have all your answers taken care of with either our management company, Eagle Rock, or a Board member or when you do come to the meetings you are there only to complain. Honestly, the meetings are very boring and are held so that the Board can conduct their business in an open forum. Contracts are approved and information is generated and relayed as to concerns for our property. If you are one of those chronic complainers, maybe it's about the garbage in the community (see below, that you feel you shouldn't have to pick up), or the amount of assessments (low in comparison to costs and local Associations), maybe it is about the garbage cans Waste Management delivered to us (which must be stored in your garages and not on your back porches), maybe it is about your neighbors cars, pet or kids, please consider these issues and the closeness of our community as well as your neighbors. We can't all make everyone happy all of the time but we can work toward bettering our living spaces and community as a whole.

We would also like to thank Beth Ehrman for serving as our past Secretary and Treasurer. Beth has placed her unit up for sale and is moving from Old Oaks. She has worked very hard as a Board member reviewing contracts and walking the property, helping our community age gracefully. We appreciate all your hard work and wish you all the best in the future and in your new home (when you find one)! I am sure we will keep in touch as we have built a lasting friendship over the years. Thank you for all your time and input over the years.

### **Landscaping**

Spring has arrived and we are all busy planting flowers and making our own little stamp of sunshine on our areas. The trees are all budding out with their beautiful flowers and will soon begin to turn green. At Old Oaks we are allowed to plant perennials and annuals into the existing mulched areas. We still do not allow vegetable plants to be planted in the mulched area as this attracts rodents and wild life (even though they visit us regularly already). You can however grow them in pots. Our landscaping company tries not to mistake some of these for weeds however sometimes they do pull them. You can tie a vinyl tag in the area and they shouldn't weed those areas, however you will be responsible to take care of it yourself.

We are planning a landscape walk with Hartman to review the existing plants and identify what will need replacing this year. As usual we will make the best choices based on our budget. We have not been replacing the bushes along the fronts of the buildings in many areas, but rather using cobbles to fill

in the area. We have lost quite a few bushes in the past due to the winter ice and salt or lack of water. Some owner's prefer the cobbles and some do not. We feel this is the best choice. You may consider a planter in that area and fill with annual flowers.

Our beautiful trees are maintained by Autumn Tree Care. They are fed with a deep root feeder several times a year as well as treated for various insects and diseases. They are growing beautifully, especially the ones near the driveways. The roots have begun to advance into the driveways causing some damage. We will be trying different ideas to alleviate some of this. If we have to remove the tree we will choose something slower growing to replace it.

### **Mulching**

We have decided not to mulch as a community this year due to the planned seal coating which was put off from last year. If you would like to have mulch delivered at your cost you may contact Tony from Hartman Landscape and he will be glad to get you pricing. We will only allow mulch in a dark color, either chocolate brown or black. **Red or colored mulch will not be allowed** as these types of products leach chemicals into the soil. If you should use the red mulch you will be required to remove it.

### **Seal Coating and Asphalt Repairs**

We are planning on seal coating this year. T-J's Seal Kare, Inc. will again be working on our property as they have performed exceptional work in the past. This year the Board has approved many driveway repairs as well as some street repairs. The area near the Frontage Rd seems to be the worse even though it was the last to be completed. Many of the driveways are sinking at the curbs and we have quite a bit of what is known as 'gatoring' in the streets- where areas of the street looks like alligator skin. Generally this is caused due to problems in the base material. It is considered failed asphalt and crack sealing is only delaying the inevitable.

Since Old Oaks is a Private Street we are responsible for repairing and replacing it. Unfortunately, both Plainfield and Joliet don't seem to care much about that. They will reroute the traffic through our streets and then not patrol the traffic to make sure they are doing the speed limit. This has been an ongoing problem for years. We have suggested compensation; however we were turned down by both communities. Maybe someone out here has a connection somewhere?? Please feel free to contact anyone you may know and take a stand with this issue. Replacing the streets, as well as maintaining them with plowing and salt (as little as we try to use) has been very costly in the past and we are sure it isn't going to get any cheaper!

**This was the soonest we could get notice to owners since they were able to get us into their schedule 4 days after signing the contract!**

### **Annual Spring Clean Up Day-Saturday May 14, 2011 @ 1:00 p.m.**

We would like to plan another clean up day, unfortunately there are few volunteers. WE do a heck of a job though! Last year there wasn't anyone willing to participate so we didn't schedule a date. Three of our volunteer homeowners moved from the neighborhood which left only a few to do the deed. We offer pizza and pop after the clean up, usually in someone's garage, and generally have a pretty good time. The Association also provides the garbage bags. Bring your own gloves if needed. We clean up around the back wooded area and around the pond and Frontage Road. As a reminder, Old Oaks does not have employees! Home owners are responsible to pick up the trash around their units. The Park District owns the wooded area and the wetlands, and they do a fairly decent job cleaning up, but homeowners should also pick up the trash that blows in those areas as well. This year we are planning our next Spring Clean Up on Saturday May 14, 2011 @ 1:00 p.m. We will meet in the garage at 2544 Oak Tree Lane. If you would like to join us please let us know by emailing our property manager: [mike@eaglerockmanagement.com](mailto:mike@eaglerockmanagement.com) or stopping by a Board members home.

If you will not be joining us, please take the time to pick up the area around your unit. You can spend this day beautifying your with flowers and hanging baskets. At Old Oaks we do allow planting of Perennials and annuals however they are your responsibility to take care of. The Landscape Company can not be held responsible for owner plantings. If you would like a flag to keep the landscapers out of your planting beds please let us know by contacting management at 815-729-9290.

### **Adams Roofing**

Adams Roofing will be doing the annual roof maintenance on our roofs during the week of May 16. They have been doing this for several years and are familiar with many of our issues. Part of the maintenance will include nailing nails that have popped up, replacing broken and missing shingles, caulking around vents and cleaning gutters. They generally provide us with a list of items by building address that is not included with the maintenance contract. The cost each year seems to always increase as our roofs age. This year OSHA has changed some of its rules regarding contractors and roofs. It will now take longer to make repairs and possibly more than one person to do simple caulking. Each worker must now harness up and take additional precautionary measures to insure their safety then was required in the past. Cost for this will of course fall on the Associations and owners who are in need of their services.

On another note, Waldman Engineering has been reviewing our roofs and has also walked on them. He feels they are not far behind in needing replacing. Some of the areas are becoming soft under foot. Additionally, owners who never cleaned their dryer vents have caused issues in those areas which have needed replacing. In the future, if that is an area that needs replacing due to rotted boards from moisture caused from stuffed dryer vents, owners will be billed back for the repairs. This can cost several hundred dollars. Suggestion...have your dryer vents cleaned yearly and be able to show proof! The Board made this mandatory in 2010 and most owners complied and some are still scheduling. It may be time to schedule another cleaning if you had yours completed early last year. WE will be doing a

mandatory cleaning every year. If you would like to contact Terry Foster from SafeHaven-the Associations approved vendor for dryer vent cleaning, he can be reached at 815-474-9792. He is a Joliet Fireman and Owner of SafeHaven. If you reach his voice mail leave your name and number and he will return your call. If you would like to use someone else you will need to supply a copy of the receipt from that vendor. Don't be fooled by companies that offer package deals for vents and duct work! Many of these companies are not completing quality jobs, as was reported by several owners last year.

### **Garage Sales**

If you would like to volunteer to set up the dates for the garage sale and purchase the permits please let us know by contacting Eagle Rock 815-729-9290. All money spent is reimbursable with receipts. The volunteer will place the ad in the paper for the dates, obtain the required permit, and, if you would like, purchase balloons and other advertising items. We have signs for the entrances already available. Dates should be Friday and Saturday as this has worked best in the past. If there are no volunteers we will not have a garage sale. As a reminder, there is one community garage sale allowed per year.

### **Siding Project**

The siding project has been completed. We feel Dupree Construction did an excellent job working in our community and taking care of our needs. There have been a few instances where, due to builder or previous vendor errors, things may not have gone smoothly at your home, however most of those items have been satisfactorily handled. The cable boxes will be reinstalled shortly and the dish guy will be contacting owners to move the dishes to the central location as discussed in the past year.

As a reminder, ALL OWNERS are responsible to ensure that all cables, when installed are buried under ground by your cable provider and that ALL wiring is done on the interior of your unit. Old Oaks will not allow cables to run up the side of the building or across the roof area. Any owner who allows a cable installer to penetrate the siding will be responsible to have it removed immediately and pay for all damages to the siding.

### **Assessments**

As a reminder the Board decided to use coupons as a cost saving measure this year. Assessments are due on the first of the month in the amount of \$159.00 and are considered late after the 15<sup>th</sup> when a late fee of \$25.00 will apply. Assessments should be mailed to: Itasca Lockbox P.O. Box 150, Itasca IL 60143. Your check should be made out to Old Oaks Townhome Assoc. If you have any questions you may contact Eagle Rock Management, Inc. @ 815-729-9290.