

# Old Oaks News & Views

*From the Old Oaks Board of Directors*

WINTER EDITION

JANUARY 2012

Welcome to the Winter 2012 edition of the Old Oaks News & Views. This newsletter is brought to you by the Old Oaks Board of Directors and is meant to give you the latest news, updates, and information from around the community. If you would like to contribute to future newsletters please email the board at [info@myoldoaks.com](mailto:info@myoldoaks.com) or send your written contribution to Eagle Rock.

## 2012 ASSESSMENTS AND COUPONS

By now you should have received your new payment coupons for your assessments. You might notice that the amount of the assessment does not reflect the amount indicated in the budget forwarded to owners in November. The Board decided to reduce the planned amount at The Annual Budget Meeting from \$167 to \$164. While we do understand that times are tough for many and property values have decreased in the past couple years, We as a Board and Community Members are obligated to fund our reserves for future repairs and replacements as well as maintain the common elements on a yearly basis. Those costs continue to rise as we continue to age.

Please make your assessment checks payable to: Old Oaks Townhome Assoc., and mail to: c/o Eagle Rock Management, Inc., PO Box 95396, Las Vegas NV 89193-5396. Be sure to indicate your account number on your check. Your account number is your address plus OT, example 2406OT. Late fees of \$25 are applied automatically after the 15th.

**If you bank on line, please check to make sure you have the mailing address correct.**

## VANDALISM

You may have already heard mentioned on the news the recent incidents of vandalism in the Plainfield area. What you may not know is that it occurred in the neighborhood directly next to ours - Arbor Creek. On January 8 at approximately 2:00 a.m., Police believe minors between the ages of 12 & 16 entered unlocked vehicles in driveways and in garages left open and started fires. The blaze engulfed the vehicles and a few of the townhomes, leaving extensive damage.

Prior to this, there was an isolated incident on Christmas Eve, a townhome on the same block was found with cars burning inside the garage. At the time, the police thought it was due to a re-call on one of the vehicles. Since the fires were so close together, police and fire investigators believe they may be related.

Additionally, several vehicles in Arbor Creek had their tires slashed Christmas lighting and decor was torn down in the time period leading up to the fires.

We are asking all owners in Old Oaks to be diligent in regards to looking out for your neighbors. Please also turn your lights on in the front and back to help bring a little more light to the street. If you are leaving town, tell your neighbors so someone can keep an extra eye out on your home. If you don't know your neighbors, please take the time to introduce yourself.

*I sent a few email updates in regards to these incidents to those owners who have supplied their email addresses to the Board personally. We do not take your emails from private information or forms that you have completed. If you would like to be included in updates regarding this incident or any other Association related items including the Block Party or Garage Sale dates, before they are sent in newsletters, please send an email to me at [info@myoldoaks.com](mailto:info@myoldoaks.com) or [b4ucit2@comcast.net](mailto:b4ucit2@comcast.net).*

## **LIGHT UP THE HOLIDAYS**

Each year we try to choose the unit with the brightest most interesting Christmas lights and decorations. This year we have chosen two homeowners who will each receive a \$35 gift certificate to Menards. Every year more and more owners put up lights and add a few additional decorations. It is a fun and festive time of the year. We chose Kathy and Dan of 2502 Oak Tree who added music for all the lights to dance to, and Christine Rosa of 4039 Oak Tree who added the falling icicles to the very well lit tree and twinkling snowflakes on the front of their unit.

We hope everyone had a Blessed Christmas and joyous Holiday Season and a Blessed New Year!

## **PROPERTY IMPROVEMENTS**

As a reminder to everyone, nothing is to be attached or drilled into the exterior of the building and specifically the siding. The Association spent hundreds of thousands of dollars replacing siding due to the buildings rotting from lack of vapor barrier. We would like the property to remain attractive without all the wires entering the units from different sides and floors. Additionally, you must complete and submit an architectural change form to install or change anything on your unit. We are obligated as homeowners to maintain our common values throughout the property. If you have installed cables or any other item into the building without prior written permission, you will be responsible for the costs incurred with the removal and possible replacement of siding.

## **PROPERTY GUIDELINE REMINDERS**

Anytime you wish to install a patio, light fixture, satellite dish, or other item outside your unit, you are required to complete an exterior modification form and have it approved prior to the installation. Owners are to maintain these modifications according to rules guidelines.

Please remember to clean up after your pets even when there is snow! Your pet should not be defecating on your patios and sidewalks. You will receive a fine if this is noticed.

Garage screen covers are to be rolled up when the garage door is down. You will receive a fine if you fail to follow these guidelines.

Please! Do Not Park your vehicles on the sidewalks!! We do not need the added expense of replacing concrete due to the extra weight.

## **WINTER REMINDERS**

As a cost saving measure, Old Oaks does not salt the driveways and sidewalks on the property. In addition we salt only the three corners and entrances when the streets are

plowed. As a homeowner, you and your guests are obligated to drive slowly through the subdivision at all times and to be careful when coming to a stop at the entrances. In addition you may pick up your own Ice Melt for your personal sidewalk areas. Excessive use of salt on the property will damage and possibly kill plant material and lawns. Additionally, all water run-off enters the pond and affects the wildlife. For these reasons owners are expected to take the necessary precautions to have a safe and injury free winter season and use salt sparingly!

## **2012 BLOCK PARTY**

We will once again plan on an annual Block Party! Last year's party was a wonderful surprise for everyone and especially those who attended. If you would like to help plan this year's Block Party please email [info@myoldoaks.com](mailto:info@myoldoaks.com), and we will put you in contact with committee members and volunteers. Without volunteers we can't have a party.

## **2012 GARAGE SALE**

We will need a volunteer or two to plan the 2012 Garage Sale. This volunteer will get to pick the date, apply for the permits for all participants, and post the activity in the newspaper and online. All costs for this activity are reimbursed by the Association approximately two weeks after submission of receipts. If you would like to volunteer to coordinate the Garage Sale please contact a board member or you may also email [info@myoldoaks.com](mailto:info@myoldoaks.com).

## **2012 ANNUAL MEETING**

Each year we hold an annual meeting sometime in April. At the annual meeting the community members who are current in their assessments may run for a Board position. If you are interested in being on the election ballot, please complete the attached Board Candidate Form. We will announce the annual meeting date and provide proxy ballots in future mailings.

Board members must attend board meetings throughout the year (minimum four), make long term planning decisions that affect every member of the community, and keep up to date on any community issues.

If you think you would be interested please let us know! We look forward to working with you to make our community a more enjoyable place to live.

## **MYOLDOAKS.COM**

Visit the website address to our Community website. You will find your association documents, newsletters, budget information, etc on this site. Although we try to update the site occasionally, it appears there is not enough time to complete the task. Nevertheless, Alan Dean, a homeowner in Old Oaks, has been bugging me to give him new information so he can post it (which I promise I am working on)! Meanwhile, if you have any computer needs you can visit his website at [www.TeachMeAboutMyComputer.com](http://www.TeachMeAboutMyComputer.com). You will find his contact information there.

**OLD OAKS TOWNHOME ASSOCIATION  
PLAINFIELD, ILLINOIS**

**BOARD OF DIRECTORS CANDIDATE FORM**

**Requirements: Must be able to attend meetings and have time to devote to issues of the association.**

**Name:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone Number:** \_\_\_\_\_

**Email:** \_\_\_\_\_

**Occupation/Background:** \_\_\_\_\_

**Reasons for wanting to be on the board and any specific plans you would like to implement:** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**If you are interested in being a candidate for the Board of Directors, please return this form to:**

Old Oaks Townhome Association  
C/O Eagle Rock Management  
P.O. Box 2786  
Joliet, IL 60434-2786