



Old Oaks Newsletter

Board of Directors

Sharon Gomez, President

Curtis Loefer Jr., Vice President

Elizabeth Ann Ehrman, Treasurer

Michelle Kerr, Director

Board Meeting

Our next Board Meeting will be held on June 26, 2008 at 7:00 p.m. All homeowners are invited to attend. The meeting will be held in the Vanguard Community Management office located at 24012 W. Renwick Road, Suite 220, Plainfield, IL

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New Board Members

The Board of Directors would like to welcome Curt Loefer and Michelle Kerr as our newest members of the Board. Being on the Board of an association can be a time consuming, albeit rewarding, unpaid job as well as a learning experience. It entails making important decisions regarding the budget and assessments to determining who will get what contracts for work to be performed throughout the community.

Goodbye Old Members



At this time we would like to take the opportunity to say "Thank You" to Inge Papaeliou and Kathleen Wedel for their support in the operations of Old Oaks. Inge served on the Board for quite a few years and Kathleen for two years. Without homeowner support our community would be left to fend for itself without any homeowner input.

Assessments

An annual increase in assessments should be expected to cover the increase in contracts and other expenses. As the association continues to become a more mature community, more and more repair and maintenance is needed. According to the Declaration for Old Oaks Townhome Association, the Board of Directors has the right to increase the budget a maximum of 10% annually without homeowner approval. They can choose to increase the assessments by 10% or less each year based on the anticipated needs for the upcoming calendar year.

Additionally, the Board of Directors is obligated to increase the assessment when necessary to counter increasing expenses, meet reserve requirements, and act as prudent business men and women.

Paying your assessments



It is important that all homeowners pay their assessments on time to keep their own costs at a minimum, since being late only results in late fees and ultimately attorney fees. Currently Old Oaks is holding an outstanding balance of nearly \$24,000.00. This does not include the funds written off due to foreclosures and bankruptcies.

Again we remind all homeowners that the Board of Directors, along with our attorney, aggressively pursues all outstanding balances. Ultimately this may include eviction from your unit and posses-

The association continues to contribute to the capital reserves every year. It is necessary to continue to fund your reserves so that when the time comes and the buildings need new roofs, siding, etc. there will be funds available to cover the expenses. To better plan for future expenses, the association has a reserve study on file that guides the Board in their decisions on how to fund the reserves each year.



Examples of yearly increases include landscape, resealing driveways, painting, and snow removal. With costs skyrocketing nationwide, the association will try to keep community expenses to a minimum without compromising our living conditions.

sion of the unit being taken over by the Board. At that time the unit can be rented to recoup any delinquent funds.

We invite members to assist the Board in resolving this problem. This is a very important step, because the next budget may result in substantially increased assessments above the cost of living so the association will have enough funds to maintain the community.

This problem was not created by the Board, but the Board must take steps to mitigate the adverse effects on the association.

Cleanup Results

Our community wide clean up resulted in huge amounts of trash being picked up and disposed of properly!!! In case you were curious as to why bags of trash were piled in the center Guest Parking area, that was all the garbage we picked up. We were so enthused that we even walked the pond trail and picked up trash from that area as well. We enjoyed pizza and pop and even met a few of our neighbors!

A special Thanks to all who participated at the following addresses: Linda and Tracy at 2440, Rob and Dawn at 2443, Pam at 2432, Kim at 2528, who organized and helped make fliers and post them for all to see, Ed at 2529, Danny and Nick at 4171, Bob and Pam at 2607, Tina and Trey at 4040, and a special thanks to Jerry for hauling the trash in his truck.

Our community looks great and green thanks to these neighbors!!!

Before You Dig

The Joint Utility Locating Information for Excavators (JULIE) is the free Illinois one-call system for locating underground facilities. If you or a contractor will be digging, the person doing the digging is required by state law to contact JULIE by dialing 811 at least forty-eight hours in advance, not including weekends and holidays. This allows utilities time to identify and mark their buried facilities using paint and/or flags.

When you call JULIE, be prepared to provide the following information:

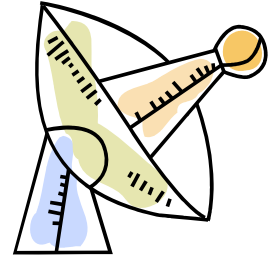
- Your name, address and phone number
- Location of the dig site
- Extent of the work involved (reason for dig)
- Date work will begin
- Permit number (if applicable)



Satellite Dishes

During our annual spring walk last year, the Board identified all homeowners who had satellite dishes, and where the dishes had been installed. We asked homeowners to be sure to fill out the satellite dish request forms (the letters were supposed to be included with the letter, but were not, however, homeowners could have obtained one by contacting Vanguard Customer Service).

We have again reviewed satellite dishes during this springs (2008) walk. This year all homeowners with satellites will be sent a letter along with request forms which must be filled out and returned promptly. If you choose not to fill this form out, the Board of Directors can and will have the dish removed at your cost. Old Oaks homeowners are not allowed to have dishes installed without prior written approval from the Board. Our community buildings are suffering damage due to many of these dishes, and we can require that they be removed from all roof areas since this is considered common property and not homeowner property. Homeowners who have satellites installed on roofs MUST prove that this is the only location available to receive a signal, or the association can have them removed and the homeowner will be billed by the maintenance company for this work.

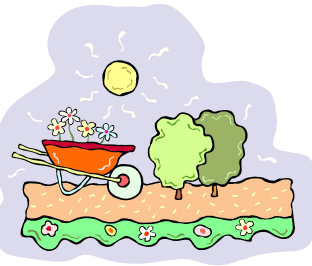


Landscaping

Hively will be our landscaping company this year. The guys have already been out picking up their fair share of trash along with mowing and trimming. They will be out throughout the next month to trim all the bushes and remove any dead material.

We have completed a landscape walk to determine which plants we will be replacing this year. We do not replace everything, especially if we notice that certain areas continue to have trouble growing (such as in areas where water and ice pour off the roof and kill bushes). You may notice some bushes being trimmed all the way to the ground. We hope this will make the plant stronger and healthier before it dies completely.

Last fall Old Oaks was aerated and over-seeded to insure continued, healthy growth to



our lawns. We continue to fertilize the grounds, bushes and trees. It is the responsibility of all homeowners to water and

take care of the areas around their homes including, picking trash out of bushes and yards, as well as watering during drought seasons. Just a reminder, Old Oaks is not a full service association and homeowners are responsible for much of the repair and maintenance in and around their units.

We have noticed a few areas where there is damage to grass due to pets. Don't forget the homeowner is responsible for continuously picking up after their dogs and insuring that they don't urinate and defecate in the same spot each time causing large areas to die off. The homeowner is responsible for repairing these areas in a timely manner.

Renters

There have been several complaints about some of our renters. It is the homeowners' responsibility to convey to their renters all the rules regarding living in our neighborhood. Please speak to your tenants and make sure that they are familiar with the Rules and Regulations. Remember, any violations your tenants may receive will be your responsibility.

You must remember to submit all rental information regarding your tenants. The association has the right and ability to run back ground checks on all renters in our community. Please remember when you rent your unit, that your neighbors have a right to feel safe in their homes.

Roof Inspections

The annual roof inspection was performed by Adams Roofing. They inspected our roofs for loose or missing shingles, roof flashing, sealants, roof vents, and plumbing flashings. After the inspection they will submit a report to determine our current needs. In case you have not noticed, our roof areas took a beating this past winter, as did other communities. High winds and crazy weather can cause our roofs to deteriorate in a much faster way than determined by our reserve study. We would like to remind everyone to continually check your attic space and ceilings for water seepage. Contact Vanguard immediately when you notice staining so we can get you on the roofer's schedule for repair. If you have a leak today, it does not mean a roofer will be there tonight. They need time to get you on their schedule and that depends on how much work they have and the weather. High winds and rain/snow are safety hazards and will prevent workers from climbing our buildings.

A reminder, the association does not repair the interior drywall that is damaged by leaks. This is the homeowner's responsibility. Be sure to call as soon as a leak is spotted so the damage to the interior walls can be minimal.



AAA Painting



AAA has begun phase II of our painting and wood replacement contracts. All items nailed into wood trim are to be removed by the homeowner prior to being painted. If something should have to be removed by Vanguard maintenance or AAA it will be at a cost to the homeowner. This includes Satellite Dishes, thermometers, planters, plant hooks, etc.

AAA has power washed all buildings to remove dirt and grime. If there are areas on your unit which you are not satisfied with as far as painting and power washing are concerned, you will need to call Vanguard and report this immediately so it can be corrected

while they are still on the property. If you fail to do so in a timely manner, you may forfeit your chance to have the problem corrected.

Even though your front door is your responsibility, AAA will be painting them. You will receive a notice a couple days before your section will be painted, which will take place on a Saturday morning- barring bad weather. Someone must be home so that the door can be left open to dry, which could take up to four to five (4-5) hours. If you will not be home, you could ask your neighbor to watch your place and lock up when it is dry. There will be a phone number to call for possible other arrangements, however, neither AAA nor the association is obligated to make sure your door gets painted, that is up to the homeowner.

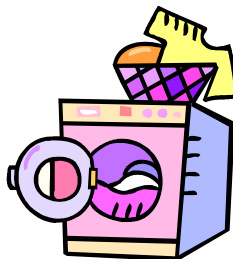
Dryer Ducts

Please remember to clean your dryer ducts at least once per year. You can call Vanguard Customer Service to get an estimate for this service, or contact any capable contractor. Ace Hardware sells a do-it-yourself kit for about \$20.00 which consists of extra long, skinny hoses to get those hard to reach areas, and brushes to help loosen build up.

Many household fires can be blamed on lint built up inside hoses and also behind the lint traps and drums inside the dryer. Most of Old Oaks began construction in 1999 and wrapped it up in 2001, which means your unit could be

nine years old and never have had its dryer vents cleaned. Recently a homeowner told of getting an entire garbage bag worth of laundry lint in one cleaning using the kit.

Imagine, if you will, your home catching on fire due to lint in the dryer. Now imagine, if you will, burning your neighbors out of house and home. Just Imagine.



Declaration and Bylaws

Soon Old Oaks will be receiving a new copy of the Declaration and Bylaws, which are the Association's governing documents required by law. The association's attorney, and ultimately your attorney, is currently reviewing and updating this document according to new laws. This document requires 75% of all eligible voting homeowners to amend. We will need everyone's cooperation in getting this document declared approved and registered with the City of Joliet Municipal Department as required by law. Be on the look out for this very important document to arrive in your mailbox soon.

Newsletters

If you have any ideas or services you would like to see in our newsletters please leave your name and number with Vanguard Customer Service and a Board Member will contact you.



Parking

We remind homeowners that there is no parking in the street between 2:00 a.m. and 6:00 a.m. Your car will be towed by Naperville Towing.

Please do not park your vehicles for extended periods in the guest parking as this area is to be used for the guests of all homeowners.

Vehicles are not to be parked sideways in your driveway and must have valid and current license plates or your vehicle may be towed.

The speed limit in our community is twenty miles per hour (20 mph). Please slow down!

Children

We ask that all home owners look out for youngsters running and riding through the area without supervision. If you know someone who is not watching their children, or you are beginning to feel like someone's babysitter and you don't want to be, we recommend two things. You can address the situation with the parents of the children if you know who they are or we recommend calling the department of children and family services and file a complaint. Keep in mind that if your children destroy property you will be required to replace it. This includes trees your children climb and garage doors your children run into. Please supervise your children. They are your responsibility, not your neighbors.

General Information

Vanguard Community Management provides professional management services to your Association. Vanguard's south region office is located at 24012 W. Renwick Road, Suite 220, Plainfield, IL 60544. You may reach us at 815-886-0953. The fax number is 815-886-2660.

Our office hours are weekdays from 9:00 a.m. to 5:00 p.m. After hours, and at peak business hours, the phone is answered by a voice mail system.

Owners should call the Customer Service Department at 815-886-0953 for all concerns.

If you have a question about your assessment account, please call Accounts Receivable at Vanguard's office in Schaumburg at 847-882-8206, or send an e-mail to myaccount@vanguardcommunity.com.

Vanguard Community Management, Inc.

An Associa Member Company

24012 W. Renwick Road, Suite 220
Plainfield, IL 60544

Phone: 815-886-0953

Fax: 815-886-2660

Web: www.vanguardcommunity.com

Carole Grudzien, Community Association Manager

Garbage Day



The warm weather is here, and our raccoons have never left! They have been busy knocking over cans foraging for food. They are not the only ones. Recently we have seen ground squirrels and other rodents looking for their share of the goods. Please remember that your garbage belongs in a can with a lid on it. This may help prevent some foraging (but not all). It is best to put your garbage out early in the morning before leaving for work. Waste Management usually begins our subdivision at around 6:30 a.m. at the Caton Farm entrance. If all homeowners waited until the morning to put out garbage it would correct a large portion of this problem.

Guess what else happens on Garbage Day??? If you have lived here three months you know the answer to that question. WIND!! We always have heavy wind on garbage day, it almost never fails. The way we fill our recycle bins and lay our boxes and bags next to them is just not working! Every week your recyclables leave your bin and blow down the street and around the corner and into your neighbor's yards, the wetlands, and the woods. And, every week homeowners feel that they should not have to pick it up because it is not theirs. That is because yours has blown farther

down the street to someone else's yard.

Good News-ACE Hardware, right down the street, carries an item called 'Bin Keeper' located by the garbage cans. This item costs about \$6.00 and is a black heavy duty net to cover your bin with. You can attach it by poking a hole in the side of your bin and use the attached rope to secure it. The garbage man can easily remove the netting, empty your bin, and toss it back on the grass and your net will stay secured to your bin. It won't blow away! Please consider this small purchase to ensure that your recyclable don't find their way into the landscaping. It is a small price to pay to secure a picturesque landscape free from waste and debris.

Please remember that it is every homeowner's responsibility to pick up trash in his or her yard, including garbage that may blow into the wooded area and pond area. This is so ugly and we cannot imagine that you, the homeowner, would want to look at the papers and bags that get hung up. We can not imagine that every day you would want to look out your window and see trash piling up, and think to yourself, "if I hold out, it may blow away" or maybe that someone else should pick it up because it is not your responsibility. Please read your Declaration and Bylaws again. There may be many items in there that you are not aware of.

Walking Your Pets

Please remember that when you walk your pet through our neighborhood you must pick up your pet's waste immediately. If you see someone who does not comply with this rule, do not hesitate to call Vanguard Customer Service or a Board Member and describe the person and pet, and any other information you may know such as an address. We all have a right to walk through our neighborhood without having to look at your pet's feces, especially on sidewalks and common entrances.

Additionally, you are required to keep your personal area around your unit free of dog waste at all times. Your neighbors have been reporting negative activity and the management company and Board of Directors is responsible for following through with their complaints by issuing violation

notices. If you receive a notice, please comply, or your next notice will have fines attached. Please see your copy of the Declaration and Bylaws concerning the appropriate action to take concerning letters and fines. If you receive a fine it must be paid before an assessment letter can be released when selling your unit, and could delay the final closing in a sale.

There have been some complaints about people walking through yards too close to the building. If you walk the fronts please use the sidewalk or street. If you walk the back areas please be sure to walk on the edge of the property, your neighbors believe you are looking in their windows and do not appreciate your violating their privacy.



Your Neighbors

We continue to have homeowners who are unaware, or who refuse to be aware, of how difficult it is to live so close to your neighbors. This is why we have specific rules and regulations which all homeowners are required to follow to keep our property looking beautiful. It is important to think of how your neighbors might feel if you leave your deck looking messy, or leave your belongings piled around, or allow your dog to defecate without picking it up. We would like everyone to live peacefully amongst each other and enjoy our homes. Please keep in mind that your neighbors live here too!