



Old Oaks Newsletter

2007 Annual Meeting and Election

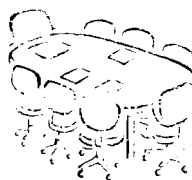
Board Of Directors

Inge Marie Papaeliou,
President

Sharon L. Gomez,
Treasurer

Kathleen Wedel,
Secretary

The 2007 Annual Meeting and Election is scheduled for Monday, April 16, 2007, at 7:00 pm. The meeting will be held at Vanguard Community Management's Plainfield office located at 24012 West Renwick Road, Plainfield, IL 60544 (just behind the McDonald's on the corner of Rt. 59 and Renwick).



There are three positions up for election on the Board of Directors. These positions are two-year terms that expire on alternate years to insure continuity. Job assignments are for one year only. Those chosen to serve will be responsible to commit and connect with the needs of the homeowners. The goal is to treat all residents fairly and to manage the Association with a commitment to integrity, vision and wisdom.

would be by serving as a board member. Now is the time to elect board members that you support and trust to guide the homeowners' association for the next two years. If you are interested in finding out more about the process or speaking with a current board member about

the commitment and obligations involved, please contact Lindsey at Vanguard Community Management.

You have already received a mailing explaining how to become a candidate. The information is also posted on the Old Oaks community website which can be reached by logging on to www.vanguardcommunity.com.

Even if you do not have an interest in running for the Board at this time, it is important that you attend the meeting to vote or submit your vote by proxy. Watch for the official meeting notice and proxy form in the mail! If you have questions regarding the proxy form, please contact Vanguard's Customer Service Department for assistance at 815-886-0953. We look forward to seeing you there.



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Volunteer for your Community:

Are you interested in your community? Are you a catalyst for change? We strongly encourage all homeowners to get involved in your neighborhood. You can do this by serving as a volunteer on a committee or as a board member. It's a great way to learn about how the association operates. When homeowners are involved and make contributions, the more accomplishments we will have for our community! The core of a successful community is homeowner involvement. If you are interested in volunteering, please attend the Annual Meeting and Election on Monday, April 16, 2007, at 7:00 pm.



Assessment Reminder

The Board of Directors would like to remind all unit owners that the monthly assessment is \$125.00 per month, due on the first of each month. The Association is aggressively pursuing all collection matters.



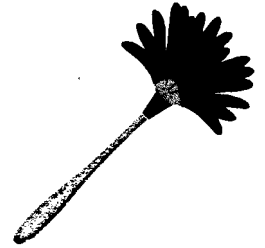


A Cleaner Community

Have you ever noticed that on Tuesday afternoons and Wednesdays there is quite a bit of debris and waste blowing around the community? Have you ever wondered what you can do to help? Following are some tips to help keep the community clean.

- ◆ Always have a lid on your garbage can when placing it at the curb for pick-up.
- ◆ Bag your recycling -- Place empty cans, bottles and papers in plastic bags before putting them in the recycling bin. This prevents individual items from blowing away.
- ◆ Remove newspapers from the street, sidewalk, lawn and your driveway each time you return to your unit.
- ◆ Police the area around your unit for debris that has made its way to the lawn and landscaped areas surrounding your unit.
- ◆ Return garbage cans, lids and recycling bins to your unit or garage on garbage day after Waste Management has performed garbage collection.
- ◆ If you have large items that need to be picked up, please contact Waste Management to arrange for a special pick up. They will provide you with directions on how the items must be prepared for pick up.

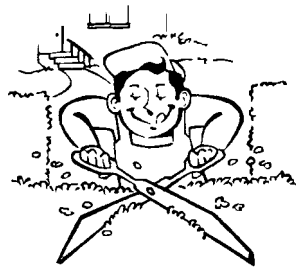
- ◆ Keep in mind that the Association has to pay a maintenance crew \$40.00 per hour to clean up debris and trash in the community. (That expense is paid from your monthly assessment.)



Please make a concerted effort to pick up any newspapers and trash that is lying in or near your driveway, yard or in the street. We ask that you think of your neighbors and how the community looks when newspapers and trash is left lying around, rained on or driven over. Please take a couple minutes, pick them up and toss them into the recycle bin. We realize that most of you probably do not subscribe to these papers, but it still doesn't change the fact that we need to work together as a team to keep our neighborhood looking its best.

Effective Immediately: Unit owners who do not help keep the community clean will receive violation fines on their assessment account that will assist the Association in paying to have maintenance keep the community clean.

Street Sweeping
Balt's Power sweeping will be cleaning the streets with a power sweeper several times this summer. Street sweeping is scheduled for April 18, June 6, July 11, and October 3, 2007. Please watch for additional information regarding these services. Vehicles will need to be removed from the street and parking areas for a specific period of time.



Landscaping

The Board of Directors has reviewed several proposals for landscaping for the 2007 season. The contract has been awarded to Western DuPage Landscaping, Inc. Western DuPage did an outstanding job last summer while performing removal and replacement of the plants and trees in the community and installing mulch. Western DuPage is looking forward to servicing Old Oaks Townhome Association's landscape maintenance needs in 2007.

Painting

The Board of Directors is currently reviewing proposals for painting the wood trim on the exterior of the buildings in 2007. Additional information and details will be supplied to all unit owners once a final decision has been made and the painting has been scheduled.

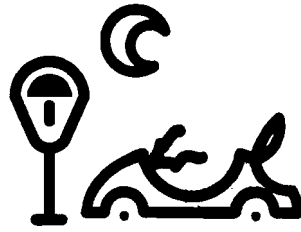




Vehicle/Parking/Safety:

Please make note of the following guidelines:

- ◆ When parked in the driveway, cars should not block or hang over the sidewalk.
- ◆ Cars parked on the street may not be parked on the curb or sidewalk. Cars should be parked completely on the street and as close to the curb as possible.
- ◆ Parking sideways on the driveways is not permitted.
- ◆ When parking on the street, please try to park in front of your home only.



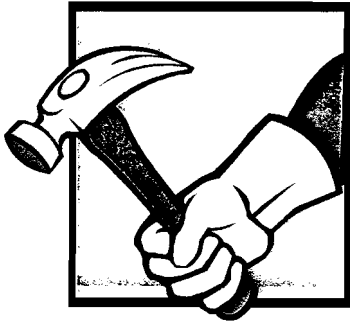
- ◆ Take care when you park in your driveway - if you damage your garage door, you are personally responsible for the repair.
- ◆ For safety purposes, when parking on the street please park in the direction of traffic.
- ◆ Adhere to the posted speed limit of 25mph. For the safety of all

children, please be acutely aware of your speed. The kids will be out and about all summer. We want it to be a safe summer for everyone and avoid any accidents.

- ◆ Please note that in the fall of 2006 additional striping was added to the curb at the corners of Oak Tree Lane that indicate "No Parking" zones. This was done to eliminate blind corners and increase the safety in the community.
- ◆ Guest lots are only for guests. Homeowners are asked not to park in guest lots. Homeowners who park in guest parking will be towed.

'Tiz the Season Architectural, Maintenance, & Landscape Improvements

If you are planning to make improvements to your home such as a deck, a patio, landscaping, adding decorative rock, or Malibu lighting, you will need to submit an Architectural Change or Improvement Application. This form must be submitted two weeks prior to beginning any improvements. This will allow sufficient time for it to be reviewed.



To receive these forms, please contact the Customer Service Department at Vanguard Community Management. All changes must be completed in accordance with the Association Declarations, Bylaws, Rules and Regulations. These can all be received by contacting Vanguard Community Management or located online at www.vanguardcommunity.com.

If you have already made any improvements without submitting an application, please submit one retroactively. If any improvements made are not in accordance with the Association Rules and Regulations, you will be responsible for the cost of repair or removal.

Association Website

The Association's website is up and running! Please go to www.vanguardcommunity.com, and click on "Association Websites" to register for access to this website. Have your account number handy.

The Board Meeting schedule is posted there: the Association's Governing Documents and recent meeting minutes can be viewed. Homeowners can check their assessment account balance, pay their assessments online, etc. New things are added regularly. If you have any suggestions or recommendations for additions to the web site, please contact Vanguard.



Selling Your Home??

Vanguard Community Management utilizes a state of the art on-line processing program for closing documents. All requests are now processed online. To obtain any of the required documents -- Paid Assessment Letter, Lender Questionnaire, Appraiser Questionnaire, Association Documents, etc., please have your attorney, lender, realtor, or appraiser go to www.vanguardcommunity.com and click on "Homeowner Assistance". You will then be connected to the page with product descriptions and additional instructions. Requests are processed by a company called Community Archives. They guarantee prompt accurate responses!

Pay Your Assessments By Credit Card



Online credit card payment of assessments is available for a nominal fee. The service fee is contingent on the amount of the payment being made and is stated clearly during the processing, before final submission. To make a credit card payment online, go to www.vanguardcommunity.com. On the black bar at the top of the home page, click Pay Online. The form will then pop up. You will need your account number. It's that easy!! We

accept MasterCard, Discover, American Express, and Visa.

General Information



Vanguard Community Management provides professional management

services to your association. Vanguard's south region office is located at 24012 West Renwick Road, Suite 220, Plainfield, IL 60544. You may reach us at 815-886-0953. Our fax number is 815-886-2660. Office hours are weekdays from 8:00 a.m. to 6:00 p.m., although we close for lunch from 11:45 a.m.-12:45 p.m. After hours and at peak business hours, our phone is answered by a voice mail system.

Owners should call the Customer Service Department for all concerns. You can also reach Customer Service at www.vanguardcommunity.com or helpme@vanguardcommunity.com.

If you have a question about your assessment account, please contact Accounts Receivable at Vanguard's Schaumburg office, 847-490-3833, or send an e-mail to myaccount@vanguardcommunity.com.



Old Oaks

Townhome Association

c/o Vanguard Community Management
24012 West Renwick Road, Suite 220,
Plainfield, IL 60544

Tel: 815-886-0953
Fax: 815-886-2660



We're on the Web!

www.vanguardcommunity.com