



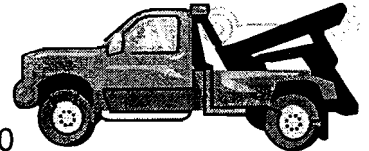
Old Oaks Newsletter

VOLUME
I, ISSUE 3

WINTER 2007



Parking and Towing



There is no parking on Oak Tree Lane any night between 2:00 a.m. and 6:00 a.m. without a parking sticker. If you need to park on the street overnight, please contact Vanguard Community Management to obtain a parking sticker request form, or visit the community website to download the form. The cost to the homeowner is \$18.00 per sticker and each unit is allowed one sticker. The sticker is good for cars only. No trucks or SUV's will be issued parking stickers.

There is no towing over Thanksgiving, Christmas, New Year's, Easter, Memorial Day, the Fourth of July, and Labor Day Weekends due to homeowners having overnight holiday guests. If you need clarification as to whether or not parking is allowed overnight on a particular holiday, please call Vanguard Community Management.



The curbs along the three corners of Oak Tree Lane at Old Oaks are painted yellow and designated as NO PARKING zones. This is to increase visibility and safety, and to reduce the likelihood of accidents in our community.

Remember: Homeowners will be issued violations and or towed for the following!



(The Association will not reimburse homeowners whose vehicles are towed.)



Avoid parking in any way that blocks the sidewalks.

When parking on the street, cars should not be parked on the sidewalk. Cars should be parked completely on the street and as close to the curb as possible.



Cars are prohibited from parking sideways on the driveways.



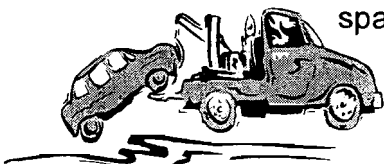
When parking on the street, try to park in front of your home only whenever possible.



Please take care when you park in your driveway – if you damage your garage door, you are personally responsible for the repair.

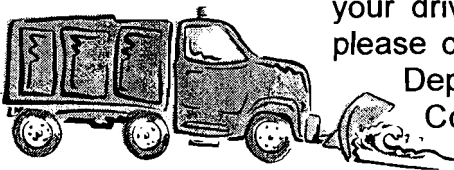
Any cars without parking stickers blocking snow plows will be towed.

The guest parking areas are clearly marked as "guest parking". These lots are designated for visitors to use while visiting or staying with homeowners in the community. It is unfair to guests if those spaces are not available due to homeowners not utilizing their garages and driveways for parking their own vehicles.



Winter Conditions

Our snow removal contract for the 2007-2008 winter season is with Hively Landscaping. Plowing will begin after a 2" snowfall. The Board of Directors authorizes salting the entire street only if needed due to extreme weather conditions. The entrances at Frontage Road and Caton Farm Road, as well as the three corners in the community, will be salted each time the community is plowed. If you have a question or concern about snow removal, or if your driveway does not get plowed, please contact the Customer Service Department at Vanguard Community Management at 815-886-0953.



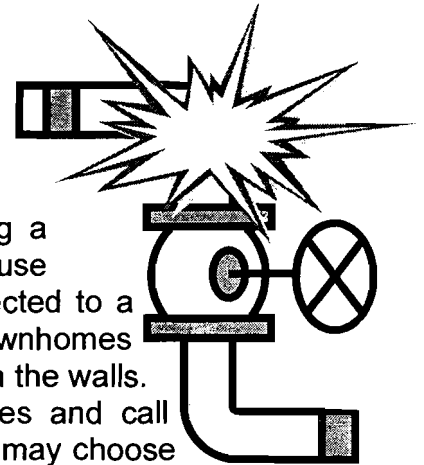
The Association does not pay to salt driveways or sidewalks. When applying salt, use it sparingly near shrubs and bushes, as it can damage

them. When purchasing an ice melting product, please use either potassium or calcium chloride, as these chemicals cause the least amount of damage to concrete and surrounding vegetation. These products also melt the ice at a lower temperature than rock salt. There will be conditions when the temperature will be below the effectiveness level of the ice melting agents, or when there is continual thawing and freezing. These conditions will cause ice on walks, stoops and driveways. We alert you to exercise caution while driving and walking when these conditions exist!



Helpful Hints During the Winter Season!

Remove all hoses that are connected to outside water spigots. Leaving a hose hooked up increases the likelihood of a pipe burst, which may cause interior damage to your unit. Any homeowner who leaves a hose connected to a spigot will be held responsible for any resulting damage. Old Oaks Townhomes have an unfortunate history of pipes bursting due to little or no insulation in the walls. Should a pipe burst, turn off the main water line to minimize damages and call Vanguard Community Management to notify them of the burst pipe. You may choose your own vendors for repair and damage or you may ask Vanguard for referrals. **NOTE: ALL COSTS FOR BURST PIPES ARE THE HOMEOWNER'S RESPONSIBILITY.**



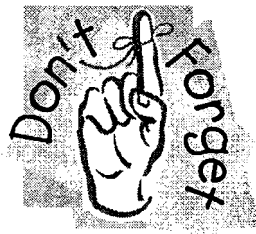
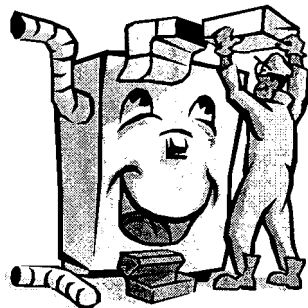
If your unit will be vacant for any portion of the winter season, remember to leave your heat on at normal levels. Please contact Vanguard Community Management at 815-886-0953 to inform them of the dates you will be away and to provide your emergency contact information.

All outdoor items that will not be used during the winter season should be removed from decks and patios and stored in the unit or garage.

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Helpful Hints During the Winter Season! (Continued)

Replace disposable furnace filters monthly or clean reusable filters bi-monthly. A professional tune-up every year and duct-cleaning every five to six years will reduce heating costs and keep the air cleaner. Have your furnace cleaned and checked every year. Be sure to have a certified HVAC technician check the flue for any obstructions to prevent carbon monoxide back up.



Increase in Assessments for 2008

The Board of Directors wants to remind all homeowners that beginning January 1, 2008, an increase in assessments will begin. Your new assessment amount due will be \$128.75.

Vanguard 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. You can also reach Customer Service at www.vanguardcommunity.com, or helpme@vanguardcommunity.com.

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



*Merry Christmas and/or Happy Holidays
Enjoy a Blessed New Year*



~Old Oaks Board of Directors



2007-2008 Board of Directors

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Elizabeth Ann Ehrman, Secretary
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