

OAKBROOK VILLAGE HOMEOWNERS ASSOCIATION

NEWSLETTER - MARCH, 2008

Office Hours - Tuesday through Friday, 10-3

Office Closed on Mondays

STREETS & DRIVEWAYS - PLEASE DO NOT PARK VEHICLES ON THE GRASS OR ON THE SIDE OF THE STREET. The narrow widths do not allow for safe passage when a vehicle is in the street. Contractors sometimes have to temporarily park along the street but even they can cause problems. We must keep the streets and driveways unobstructed to prevent accidents and to allow the wide width emergency vehicles easy access.

CHRISTMAS LIGHTING CONTEST - Due to the ice storm and power outages the Board canceled the lighting contest.

ELECTRIC SERVICE - It appears that possibly four feeder lines come into the complex to provide power. Although our lines are underground these lines coming into the complex are above ground and can be affected by weather and other problems.

The HOA has absolutely no control over the power service and is not kept informed on the status of repairs.

THANKS - To those who decorated at Christmas to add some cheer to a dismal situation, to those that checked on their neighbors and to those that shared, firewood, candles, etc. during the power outage.

TREES - We had extensive tree damage because of the storm but Carlos (our landscaper) immediately got extra workers in and they did a wonderful job in getting the storm debris removed. We didn't have damage to roofs or vehicles. We feel very fortunate to have Carlos and his crew doing our landscaping and concrete work. To give you an idea of the integrity of he and his crew, on several occasions they have found valuables (including wallets) and they turn it all in to the office.

COMPLAINTS - The same issues come up year after year and most are about residents that think only of themselves and do not consider others. The primary complaints continue to be:

- Dog owners not cleaning up after their dog immediately
- Noise from vehicles, stereos, and individuals, especially late at night, and close to others' units.
- Excessive speed and reckless driving.
- Letting cats roam.
- Garages full of "stuff" and then consistently using visitor parking, using turnaround for parking, or parking behind garage in such a way as to make it difficult for others to get in and out of their garages.

HOMEOWNER DUES - Some owners seem to be very negligent about paying their dues when due. You are reminded that dues are late if not received by the 15th of each month and a \$20.00 late charge is added (unless a special arrangement has been made to pay a few days later because of the way pay periods fall). This is being strictly enforced.

If dues become three months delinquent we file a lien against the unit and turn the account to our legal counsel to pursue all available, legal, collection efforts. When this happens it will add several hundred dollars to the amount owed because all collection charges are charged to the owner.

Delinquent owners are getting repairs and/or services which are paid for by owners who do pay their dues on time. Even if specific repairs are not being done at a particular time, all units are covered by insurance, the sentricon warranty, security service, street lights, the grounds are maintained, and water/sewer/trash service is provided

Units having delinquent dues are denied use of the pool and clubhouse.

APPEARANCE OF COMPLEX - Please look around your unit for unsightly items that need to be behind a patio fence, inside the garage, or discarded. This includes ladders, lumber, etc. Firewood should be stored off the ground, stacked neatly and not directly against the building or the patio fence. Oakbrook is a very attractive complex and it takes all residents to keep it that way.

SECURITY - Adams Security (224-6782) drives through the complex three or four times each night between the hours of 7 P.M. and 7 A.M. During those hours they will respond to residents' problems.

DRYER VENTS - Clogged vents can cause a fire and should periodically be checked by a company that cleans vents, fireplaces, etc.

TREES "IN MEMORY OF..." - Three individuals that had been owners for many years and that were active in exercise classes, senior dinner group, etc. died recently. These were Wilma Tiehes (the wife of Rudy Tiehes who was a Board Member for several years), Bonnie Duncan and Naida Mackler. Rudy Tiehes has offered a sizable contribution to a fund to have three trees planted in memory of these wonderful residents that will be missed by many. If you would like to be a part of this effort drop off your contribution at the office. Names of donors will be given to families of the deceased, but not the amounts each person gives.