

OAKBROOK VILLAGE HOMEOWNERS ASSOCIATION

NEWSLETTER - MARCH, 2004

Office Hours - Monday through Friday, 9-3

At the Annual Unit Owners' Meeting Jim Hale and Joe Franke were elected to fill terms that had expired for Bert Hanson and Courtney Robinson. The current Board, their positions and primary responsibilities are shown below. **Please keep this list for future reference.**

Carolyn Castle, President	437-6119	(Landscape, Fences)
Lewis Reilly, Vice Pres.	437-3687	(Concrete, Streets)
Larry Partin, Treasurer	234-1448	(Roofing, Plumbing Leaks)
Rudy Tiehes, Secretary	439-1094	(Structural, Piering)
Jim Hale	438-5173	(General Maintenance)
Joe Franke	234-0337	(Painting, Siding)
Lou Kelso	438-1930	

ROOF DAMAGE - The hail storm on November 18, 2003, caused extensive damage to all of our roofs (even the ones replaced in 03). After working with our insurance company, many roofing contractors, and our attorney to review the final contract, the Board has contracted with Professional Re-Roofing to replace all of our roofs. Weather permitting, work will begin March 15. The Clubhouse will be done first as an example of color, style, etc. The contractor will place a notice on your building before starting.

Present layers of roofing will all be removed (this will include patio covers that are shingled). To get an enhanced warranty from the shingle manufacturer, uniform ventilation is required for all buildings. To accomplish this - **all present turbines will be removed and low profile roof vents will be installed on the back sides of all buildings.** You will not be allowed to have turbines on your roof but if you want to keep the turbine let us know.

The Board has spent many hours on this project and consequently other categories of major repair work (siding, concrete, piering, etc.) have been "on hold". Within a few weeks the Board will get back to considering other major needs.

CHANGES TO BYLAWS - To date we have had a response from only about one third of unit owners regarding changes to the Bylaws. Our legal counsel, David Wheeler, is preparing a letter to accompany a ballot form, for those who have not responded. He will explain why he feels these changes are important for Oakbrook's future. Several unit owners will help with counting the ballot forms.

PROOF OF INSURANCE COVERAGE - Each owner should have received the "evidence of property insurance" form for their property. Let us know anytime a change needs to be made to this form - mortgage is paid off, mortgage is refinanced, mortgage company's address changes, etc. If you didn't receive this form call the office.

SENIORS' DINNER - The "Senior Potluck Dinners" ~~in the future~~ will be held on the **third** Tuesday of the month. The dinner starts at 5:30 P.M. Call Wilmoth Brickett, 438-3453, if you want to be added to the calling list.

LANDSCAPING - Landscapers are working in the complex, trimming and preparing for Spring. In the near future weed killer/fertilizer will be applied and it will be in a liquid form. Residents are reminded that the grounds are common elements and the care is under the supervision of the Board - not individual residents. If you have a problem with the landscapers call Carolyn Castle, 437-6119. Do not give instructions to the workers.

SERVICE REQUESTS - Despite our best efforts sometimes a request needing attention gets neglected. Please contact us again if we haven't responded to your request within a couple of weeks. Notify us also if you notice new unpainted wood on your building. You can drop a note by or call the office at any time.

OUTSIDE FRONT LIGHTS - At least half of the requests for repair to the light on the photo cell turns out to be only a burned out bulb. If your light doesn't work - change the bulb during the day, but check after dark to see if it is working before turning in a service request. If you have a light on the patio, or at the back of your garage, it will have a switch.

PLEASE CONSIDER YOUR NEIGHBORS AND -

Keep your animal on a leash and clean up waste **immediately** (even the landscapers are complaining) = **health department will be notified of chronic offenders**

Do not put garbage or food in the yard - this attracts "wild" animals which could be rabid

Park in your garage or designated allowed area - not along the narrow streets

Exchange phone numbers with each other for use in an emergency (**be sure the office has current phone numbers, as well as an emergency contact number for you**)