

**New Electric Meters**

ComEd recently installed new electric meters and I know of at least two addresses that were not installed although ComEd claims they were. Turns out the meters don’t all match up to the Meter Number on the utility bill. Residents should check this to make sure you are being billed for your usage.

**Community Alerts**

We recently have had reports regarding hypodermic needles being left on the ground, usually along the street area. If you spot these, don’t pick them up, call the police and let them come and pick them up. While we aren’t yet quite sure where they are coming from we are hoping one of our residents will be brave enough to report suspicious activity to the police first and also the Association immediately.

**Mulch – 2018**

The Board has approved the installation of mulch throughout the entire community this year. Installation will begin very shortly. Mulch is premium hardwood dark brown in color.

**Landscape**

Residents are allowed to plant flowers within the established landscape beds at their expense. Hartman Landscape Company is not responsible for damage to your lawn ornaments, lighting, plants you have planted, or personal items. Care should be taken to make sure they are not installed near the edges of landscape beds or within areas of trimming bushes and so forth.



Board of Directors

Sharon Gomez – President

Amy Buteau – Secretary

Frank Swierczynski – Vice Pres

Raquel Garcia - Treasurer

**2018 Roofing Project**

The Board has contracted with Waldman Engineering to prepare roof specs and send them out for bid. The Board is in the process of reviewing roof replacement contracts at this time and will be interviewing contractors this spring. We will also be reviewing loan information to provide the funding for this project.

The plan is to begin reroofing the units this year starting with the oldest units first (2516 Oak Tree Lane is the oldest building). This will be the first reminder in regards with what to expect during the project. Additional notices will be sent to Owners who will be responsible to share this information with their tenants if they have them. During this project there will be construction material stored within the community and we ask residents to be aware and report thefts as well as keep your children and pets away from materials.

There will be obvious loud banging and hammering while the project is in full swing. Residents should remove loose pictures from walls and other items that could fall. Due to hammering new materials onto the building there may be stress cracks noted on the ceiling and walls of drywall. This is something that cannot be avoided due to the replacement of the roofs and owners are responsible for the interior repairs.

Within the scope of the work to be performed new gutters and downspouts will be installed. It is being recommended to install wider equipment to allow for quicker drainage from the roofs. The board is reviewing whether or not to have the wood soffit wrapped in vinyl to protect the wood and save on costs of painting and maintenance. New soffit vents will also be installed per code to allow for additional the appropriate air circulation to the attic space. There are new Roofing Codes for the state of Illinois which will be complied with and require appropriate sized ridge venting and soffit venting.

Residents will be required to add the appropriate amount of insulation to their attic spaces at their costs as required by Illinois code which has changed since Old Oaks was initially built. The contractors have bid this cost addition within their contracts and residents will be provided with the dollar amount required for immediate payment.

**Newsletter contributions can be emailed to info@myoldoaks.com**

Spring 2018 www.myoldoaks.com

[](http://www.fosterpremier.com/)

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[](http://www.google.com/url?sa=i&rct=j&q=&esrc=s&source=images&cd=&cad=rja&uact=8&ved=0ahUKEwiih4KUiqfKAhVCbiYKHcR4AGsQjRwIBw&url=http://www.trendytree.com/ribbon/let-it-snow-ribbon-natural-red-white-snowflakes.html&psig=AFQjCNFUHAsAW0iKf2VKi_v3LBE1D0NFfQ&ust=1452784095950570)



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**Satellite Dishes:** Many residents have installed satellite dishes on their roofs, some of which were approved in the past. When the new roofs are installed satellite dishes will no longer be allowed to be placed on the roofs at all. The Board will be meeting with the roofing contractor to ensure that they remove the current dish and leave it on the front porch of the owners unit. You as the owner will be obligated to notify your service provider to have the dish installed on a post near your unit. Under no circumstances will a dish be allowed on a roof and if one is installed at any time, the association will contract to have it removed and the roof repaired to new and your account will be charged the costs associated with the removal.

**IMPORTANT NOTICE: PLEASE READ IMMEDIATELY**

**ACCOUNT STATEMENTS:**  Please review your account statement that is enclosed with this newsletter. The Delinquencies noted in Old Oaks Townhomes are very excessive, over $20,000. There are many residents that pay on time every month but there are many more that can’t seem to be bothered. Because of this, the Board may have to make a tough decision and require a special assessment in order to pay for the loan for the new roofs. We have been informed by the bank that outstanding assessments could cause higher interest rates and fees associated with the loan. We will also have to show within our budget that we are paying back the loan as well as the interest on the loan while still funding the reserves. Please take the time to review your account statement and make payment in full immediately even if the balance is only showing a small amount.

**2018 Community Assessments**

Assessments for 2018 are $185.00 per month.

***The address for payment is: PO Box 7676, Carol Stream IL 60197-7676.*** All checks are made payable to Old Oaks Townhome Assoc.

***As a reminder, assessments are due on the first of each month and a late***

***Fee of $25 is applied if it is not received by the 15th of the month.***

**Roofing Cont.**

New dryer vent hoods will also be installed on the roof during the project. If you haven’t cleaned out your dryer duct from the dryer all the way through the roof vent and installed appropriate dryer duct material, Owners should contract with a licensed vendor to make sure this is completed. If during the roofing project the ducts require replacement to bring them to code, work will be completed for you and you will be billed for the costs to your assessment account. This is a huge fire hazard and as such the Association will make sure the building is protected in that respect. Additionally, if it is found that due to lack of cleaning your dryer vent yearly, the roof decking has rotted around your dryer vent, you will be charged for replacement of this material. This has been regular practice when a leak has been reported due to vents not being cleaned.

This is just some of the information being presented at this point in time. Updates will be provided as the project progresses.

[](http://www.google.com/url?sa=i&rct=j&q=&esrc=s&source=images&cd=&ved=0ahUKEwiE_P6es7DQAhXL5IMKHS3kBZQQjRwIBw&url=http://www.washingtontownship.org/doing_business/water_equipment.php&bvm=bv.139250283,d.amc&psig=AFQjCNHXiaFcJ_o74pPHEKHdn-F7ZTDLww&ust=1479493044839010)

Broken Water Boxes In Front Lawns

If your b-box is broken or sticking up too high out of the ground, please contact the City of Joliet at 815.724.4220. The Association cannot call this in for you. Failure to report this and have it taken care of can elicit violation letters and potential fines. These are a hazard and damage landscape equipment.

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We may have one volunteer to organize and plan the 2018 Garage Sale. Old Oaks has ONE community wide sale per year. Volunteers can pick the dates and will be reimbursed their budgeted expenses. Without volunteers there will be no garage sale.



If you would like to help plan and execute a 2018 Block Party we need volunteers!!

We have tables, tents, and the budget, we just need you!!!

Please email [info@myoldoaks.com](mailto:info@myoldoaks.com)

***“Volunteers are not paid ~~***

***Not because they are worthless, but because they are priceless!”***

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Spring Reminders

Spring has sprung and with it comes the need for a general inspection of the exterior area of your unit.

**Please take the time to remove:**

* Old Planters
* Brooms & Mops
* Shovels
* Coolers
* Garbage
* Raggedy Patio Furniture
* Malibu Lights

There may be a need to spruce up and make repairs to your patios and decks. Be prepared to nail down loose boards, repair pavers that have popped out of the ground, bury landscape edging if you have it and it has popped out, etc.

These are owner responsibilities as a responsible member of the community.

This information is being suggested in preparation of upcoming property inspections. Before sending violation notices with fines we are giving you the opportunity to make the needed repairs.

***As a reminder: The areas at the ends of the buildings are not to be planted. IF you have planted something, you need to remove it. The landscaper has been instructed to pull plants from this area.***

**ANNUAL MEETING:**

We will be sending out annual meeting and election material soon. Please return your proxy so that we will have quorum. You will also have the opportunity to complete a candidate form to run for a board seat. All owners are invited to run for the board and encouraged to attend meetings.

**Community Reminders** ~ As a reminder, residents are responsible for the upkeep and maintenance of certain items in and around the units.

* **Trash and recycling containers** ~ are required to be stored inside your garages. Trash containers may be placed at the curb after 4:00 p.m. Monday and all containers and garbage must be removed by the end of day Tuesday, on regular pick up days. You are required to know when the day changes due to a holiday. If you put it out on the wrong date, fines may be assessed to your account. Large items can be placed at the curb for special pick-up after contacting Waste Management and following their guidelines.
* **Parking ~ *Street parking between the hours of 2:00 a.m. and 6:00 a.m. is prohibited.*** Green Machine Towing randomly drives through the community and removes vehicles parked in the street during these hours. Please note: leaving unused vehicles in the guest parking is also prohibited.
* **Holiday Decorations ~** Should be removed 30 days after the holiday. Please don’t leave gutter clips attached to your home . This includes pumpkins.
* **Outdoor Lighting ~** Bulbs should be replaced in your outside coach lights with a bulb no brighter than 60 watts. Light fixtures are owner responsibility.
* **Pet Waste ~ Should be removed immediately after defecation occurs! All landscape repairs must be made immediately or the Association reserves the right to repair it and bill it back to your assessment account.**
* **Dryer Vents** ~ should be cleaned all the way through to the roof, this will help prevent dryer fires. Also, be aware that owners are responsible for any repairs needed to the roofs when roof decking rots due to not cleaning the vents.
* **FLAGS** ~ The **American Flag** is allowed to be flown in front of your unit. All other flags are to be removed. Review your copy of the R&R’s for other allowances.
* **Fines will be issued 10 days after this newsletter is mailed to those units not in compliance. Owners must notify your tenants.**

