### Modern_Solid_Newsletter2 Modern_Solid_Newsletter2Modern_Solid_Newsletter2

We had our first snow of the season; here are the snow removal reminders:

Snow Removal

Hartman Landscape and Snow Removal is contracted to remove snow within our community. As a reminder, snow is not removed until there is at least a two inch (2”) snow fall. This does not count snow that has drifted after accumulation and clean up. Removal shall begin within 4 hours of accumulation. **Snow is not removed if it is less than 2” or if vehicles are blocking driveways.** After each snow removal the streets are salted only at the entrances and the three turns.

The board of directors authorizes additional salting on the property on an ***as needed basis***. This is based on several factors including temperature, upcoming snow falls, and amount of snow/ice planned in the service area. As a reminder, owners can purchase ice melt to use sparingly around their units. Excessive use of salt on the property will damage and possibly kill plant material and lawns. For these reasons owners are expected to drive slowly and walk carefully through the subdivision at all times and to consider the Chicago Area conditions when walking through the property.

**We wish all our residents a safe and healthy winter season!**

[](http://www.google.com/url?sa=i&rct=j&q=&esrc=s&source=images&cd=&cad=rja&uact=8&ved=0ahUKEwi8pfTzr7DQAhUh4YMKHUYYDlUQjRwIBw&url=http://www.thinkstockphotos.co.uk/image/stock-illustration-a-snowman-shoveling-a-path-through-the/88358620&psig=AFQjCNFogf028v--FzSmLSjtcrHYjK6EAQ&ust=1479492129896439)

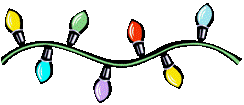
COURTESY REMINDER TO ALL:

As a reminder to all those living on Oak Tree Lane, we live very close together and can hear as well as see most of the activities that occur surrounding our homes. That said, sitting in your car or driving down the street with the music blasting and banging is considered a nuisance to neighbors. If this is reported you will receive notice and fines accordingly. Please be respectful of your neighbors. Sound bounces off the buildings and travels far and wide! We are pretty sure you know who you are.

Newsletter contributions can be emailed to info@myoldoaks.com

Light Up The Holidays!

We hope you had a wonderful Christmas and wish you a Happy New Year. Each year we have a Christmas Decorating Contest and award one of two gift cards from Home Depot or Menards to the resident who really brightens the area with holiday spirit. This year cards will be given to 2430 and 2510. Thank you for bringing a little light to our street!



**We have contracted once again with**

**Quinns Landscape to install and maintain the Old Oaks Townhomes**

**Holiday Lights & Wreaths**

**at both entrances!**

**Mandatory Attic Insulation Required**

**All owners are required to have additional insulation added to their attics and provide proof in the form of invoices from contractors. These must be sent to Foster Premier within 4 months of completion.**

Winter 2018 www.myoldoaks.com



Board of Directors

Sharon Gomez – President

Mario Sprindys – Secretary

Frank Swierczynski – Vice Pres

Raquel Garcia - Treasurer

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

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Old Oaks Townhome Association

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**Community Maintenance** ~ 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. 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 as is sideways parking in the driveways.
* **Holiday Decorations ~** Should be removed 30 days after the holiday. Please don’t leave gutter clips attached to your home .
* **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!**
* **Dryer Vents** ~ should be cleaned all the way through to the roof, this will help prevent dryer fires and owners are responsible for any repairs to roofs caused from not cleaning their vents.

**End of Season Reminders**

**Please take the time to remove:**

* Old plants from planters
* Throw away rotting pumpkins & hay bales! Décor is required to be removed within 4 weeks of the holiday and before the installation of new holiday décor.
* Garbage around unit
* Raggedy Patio Furniture
* Owners should remember that burst pipes are owner responsibility to make repairs including repairing the spigot. MC900199887[1] **Don’t forget to remove your hose from the spigot!**
* Purchase an insulated spigot cover that fits right over the exterior spigot to insulate it from the cold winds!!
* Know where your water shut off lever is!!

COYOTES



Coyotes have always been a part of our neighborhood at Old Oaks. We are surrounded by wooded areas and plenty of wildlife to sustain them. We see them walking down the middle of the street, running around the pond, traveling across the ice, and we see them in the day and night. You are responsible to make sure your pets are on leashes and you are with your pet when he/she is outside. If you are worried one is nearby, you can clap your hands and make some noise to try and scare them. If you are new to the neighborhood or an old timer you should always be aware of the surrounding wildlife including deer, snakes, possum, raccoons, mice, moles, and spiders (big ones)!

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Leasing

If you are leasing your unit, you are obligated to provide current leasing documents to be on file at all times. Landlords are responsible for the actions of their tenants including all fines. The fine for not having a current lease on file is $50 per month. Month to month leases require a new lease every month. No lease may be for less than 6 months.

Work Orders and Violations

Report all violations and work orders to Gina/Management and include the address, pictures, and all details. gcashman@fosterpremier.com



**2019 Community Assessments**

**Assessments for 2019 are $207.20 per month.**

**Coupon books will begin arriving in December**.

***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.***

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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)