

OLD OAKS TOWNHOME ASSOCIATION

NEWSLETTER

October 2022

NOTICE OF BOARD OF DIRECTORS MEETING

Thursday Nov 17, 2022 1:00 PM – 1:45 pm

Please join my meeting from your computer, tablet or smartphone.

Old Oaks BOD

Thu, Nov 17, 2022 1:00 PM - 2:00 PM (CST)

Please join my meeting from your computer, tablet or smartphone.

<https://meet.goto.com/413879237>

You can also dial in using your phone.

United States: [+1 \(872\) 240-3412](tel:+18722403412)

Access Code: 413-879-237



2023 Proposed Budget

Enclosed, please find a copy of the 2023 proposed Budget. After much discussion among your Board of Directors, we are proposing a 2.7% increase to the monthly assessment. The new monthly assessment will be \$226 and will be due beginning January 1, 2023. This budget will be adopted at the November 17, 2022 Board of Directors meeting. If you would like to have your assessments automatically deducted from your bank account, please contact Gina with Foster Premier at (815)-886-6241 for an application. This is a great way for Homeowners to avoid potential late fee charges! Be advised: Late fees will be going up to \$50 if your payment is not received by the 15th of each month.

Annual Meeting

Candidate forms were mailed to all owners. Included is a voting proxy for the annual meeting. Please review this document and return to management so your vote can be included in reaching quorum.



Snow Removal

With the snow season quickly upon us, we would like to take this opportunity to remind everyone about snow removal. Snow plowing will commence once 2” of snow has accumulated and after it stops falling. Please make sure that all vehicles are removed from the driveway during a snowfall. The contractor is not obligated to shovel around your vehicles due to potential damage. Salting is automatic only around the turns and entrances of Oak Tree Lane. You are welcome to purchase ice melt for your area.

Wildlife in Old Oaks Townhomes

Lions and Tigers and Bears – Oh My! Well not quite, but we do have a very wide variety of wildlife that live in our community (and have for many years). We are surrounded by the Dupage River, Van Horn Woods and the Wetland Areas, not to mention parks and recreation. It will be inevitable that you will see animals in your front and back areas. Many owners welcome catching a glimpse of one of these creatures, others not so much. Unfortunately, it is what it is and this is a reminder to be on the look out for coyotes, fox, raccoons, squirrels, snakes, mice, some of the biggest bull frogs around, geese & ducks (and other water fowl) a wide variety of birds including hawks and buzzards, just to name a few. Some will hide in trees, others just forage in the area, especially by the pond. The association does not exterminate and will not remove these creatures from the property. If you have pets, you are responsible to insure their safety when encountering wild life. Fyi, coyotes will eat your pets if they have the opportunity.



Just a few reminders that continue to be an issue in the community

The below items in addition to others, are subject to fines within Old Oaks TH. It is not the intention of the community to fine for what an owner believes is a ‘petty thing’ however, fining is sometimes the only way to promote the safety and welfare of others as well as keeping the community looking and feeling well taken care of. Additionally, living so close to our neighbors requires each owner and/or their tenants to remain aware of the proximity and concerns that may arise from another owners actions.

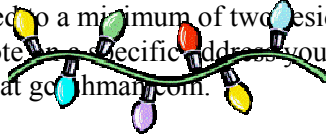
Dog Owners: Do not leave your pet unattended and keep on a leash while outside, this includes both dogs and cats. Immediately pick up after your pets. We continuously ask residents not to allow their pets to wander on long leashes up to the front or back of another residence. Regardless of what your pet wants to do, you are the one who is supposed to be in control at all times. Allowing your pet to defecate or urinate on someone’s front landscape is unacceptable pet ownership. As a reminder, continued violation could result in removal of your pets from the community, legal and all associated expenses will be charged back to the unit owner.

Garbage: Garbage cans are not allowed to be stored out and should be removed from the curb by the end of day of garbage pick-up. RESIDENTS WHO LEAVE CANS OUT WILL RECEIVE FINES! **Please make sure that your garbage is in secured bags and in the garbage can so that trash doesn’t blow around in the neighborhood. Garbage cans may only be placed at the curb after 4:00PM the day prior to garbage pickup and bins removed along with items not picked up by the end of the day of garbage collection. **Placing items at the curb over the weekend is subject to fines.**

PLEASE MAKE SURE GARBAGE IS SECURE AND REMOVE ANY ITEMS LEFT AT THE CURB AND STORE IN GARAGE BY END OF GARBAGE DAY

Driving: Please remember to slow down when driving through the community. Remember not to jump on the gas if you have a loud muffler or diesel engine as this creates a loud obnoxious noise through the community, essentially causing a disturbance to others. You may be fined.

Holiday Decorations: Holiday decorations and lighting including gutter clips must be removed within 4 weeks of the holiday. We look forward each year to all the beautiful holiday lights and displays and a gift card is gifted to a minimum of two resident units with the Brightest Holiday Spirit! If you would like to vote for a specific address you can submit the unit address to management by December 20 at [gcashman.com](mailto:gcashman@fosterpremier.com).



Landscape: At the last meeting, the board approved increasing fines starting at \$500 for removal, trimming or damaging trees and landscape without association approval in addition to being required to replace landscape at owner expense. Owners do not have authority to cut back tree branches which could result in fungus and disease spreading to other trees in the community. The association has contracted with SavATree for plant health care including a large tree pruning in both the front and rear of all units. Rear trimming will take place during the dormant season sometime in November/December and front trimming will take place during 2023, possibly in January.

Rentals: If you are leasing your unit you must submit a copy of the lease to Management and keep a current lease on file at all times or you are subject to fines. You can email leases to: gcashman@fosterpremier.com. Owners should be sharing newsletters and rules with their tenants as this information is not provided by the board or management to your tenants. You are responsible for your tenants at all times.



Don't forget to leave your porch light on for all our Trick or Treaters!!

Register to gain access to your assessment account

Go to fosterpremier.com, homeowner, click "make a payment" or "online account access" and click the register button in the upper right-hand corner. Once you register you will receive a confirmation email within a few hours. If you do not receive an email, please check your "spam" and "junk" folders.

Have anything to contribute to a newsletter?? We are always looking for ideas to include. They can be upbeat, informative, recipes, etc. Please contact management to submit. gcashman@fosterpremier.com

Website: www.myoldoaks.com

The Board of Directors would like to wish all residents a Happy and Healthy Holiday Season!