

OLD OAKS TOWNHOME ASSOCIATION

NEWSLETTER

MAY 2022

Meeting Date To Be Determined

Annual Meeting:

Are you interested in serving on the Board of Directors? Please complete the enclosed nomination form and return by June 15, 2022 so that your name can be included on the Proxy Ballot for the annual meeting – date to be determined. A proxy ballot listing the candidate names will be sent to owners with the meeting date. Please consider volunteering some of your time for the community.

2022 Garage Sale

Are you interested in having a garage sale this year? Old Oaks only allows one Community Wide Garage Sale each year. A sale will be held only if there is interest within the neighborhood and there are at least two volunteers to post signs and obtain the license through the City of Joliet. You will create a flyer and choose the dates of the sale and the notices will be sent out by the Association. All costs are reimbursed by submitting receipts for signs, permits, etc. Residents are encouraged to utilize social media to get the word out. If you are interested in a garage sale or volunteering, please reach out by May 15 to management at gcashman@fosterpremier.com. If there is not enough interest a sale will not be held.

Legal Changes Declarations & ByLaws – Your Input is Required!!

Also included is a legal document from the association's attorney and a proxy voting ballot. This is an amendment to the governing documents as required by law. Each owner is required to respond by returning the proxy pertaining to each item. The proxy is due back by June 15, 2022. We reserve the right to fine those owners who do not return the proxy. We have just a few items the board is looking to amend in the declarations. Amendments require 75% voting in favor of the changes. Please review each change and in summary see below:

1. Our governing documents require 75% of owners to vote in favor of any changes that aren't specific to requirements by law. We would like to reduce this down to 51%, which is still a majority but easier to attain. We have 174 homes in the community so that would require a minimum of 89 to vote in favor of any changes.
- 2 & 3. It is also time to prepare new rules and regulations for our community. Our current packet was prepared back in 2001. There have been so many updates that we allow (such as gazebos) that technically are not allowed. We need to prepare a single document that includes all of our guidelines in one location. In

order to do so, we are required to amend the declaration. This will allow the association to create a committee made up of volunteer homeowners who can seek ideas and suggestions from other homeowners and put a clean document together. Owners would still have a chance to review prior to adoption at an open board meeting.

4. Each year we are required to have a complete audit performed by a licensed Auditor. The cost is usually \$4,000 to \$5,000 per year. There is absolutely no reason for a yearly audit. Our financials are already prepared by an outside CPA through our managing agent. We are asking our community owners to vote "In Favor" of amending this requirement. This change will save the homeowners over \$20K over a 5 year period.

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 resident's actions. You are responsible to be respectful to your neighbors.

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 and creates areas which kill lawns. You should be responsible enough to have your pet urinate and defecate in your owner areas or at the dog park.

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. **GARBAGE CANS LEFT OUT ARE SUBJECT TO 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***. Boxes must be broken down and tied together, same as carpeting and other large items. 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 and prior to the time as noted above is subject to fines. For large items you are required to contact the hauler to make special arrangements for pickup and to notify management of those arrangements.**

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. If you have a loud muffler or maintenance needed such as flat tire repairs, you are required to make repairs. If your guests have loud mufflers, you as the homeowner may be fined for disturbance.

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. Leases are required to have a stated end date and be signed by both you and your tenant. 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.

Clark Mosquito Spray: Old Oaks contracts to spray mosquitos using both truck applications (fog) and backpack applications (rear yard areas). Below is the schedule.

Your truck spray applications are scheduled for the following dates:

| | | | | | | | | | | | |
|-----|-----|------|------|------|-----|------|------|------|-----|------|------|
| 6/2 | 6/9 | 6/16 | 6/23 | 6/30 | 7/7 | 7/14 | 7/21 | 7/28 | 8/4 | 8/11 | 8/18 |
|-----|-----|------|------|------|-----|------|------|------|-----|------|------|

Backpack spraying of the rear yards has not been shared.

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. Moving forward, anything sent out will be emailed so be sure you have logged in using your preferred email to receive any community updates, reminders, etc. Association documents will also be able to be reviewed on the website, including rules, declarations and financials, and past newsletters.

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