
NEWSLETTER

Annual Meeting Summary

The Oakbrook Condo Association held its Annual Meeting on September 26th at the Clubhouse. Over 40 people attended and with proxies, 45 households were represented which easily met the meeting's quorum needed to elect two Board members and hear Board members' reports. Minutes from the 2016 Annual meeting were approved as distributed. **President Roy** opened his remarks with thanks to the community that allowed him to serve as president and stated he might miss serving on the Board but was also looking forward to enjoying his retirement from the Board as much as he has been enjoying his recent work retirement. His review of last year's accomplishments started with the new entrance signs that when installed over the old sign standard cost only one half of what a full replacement of the old sign would have been. He noted that due to the overall good conditions of our buildings, our building painting cycle was not restarted but any needed deck repairs and staining was done on two buildings. Rotted wood was replaced throughout the community as needed. Front porches needing repair have been replaced or coated with a new product that was tested last year. He noted that water drainage was addressed at several locations as part of our ongoing desire to keep water out of basements. Six inch gutters and downspouts were installed in critical areas and favorable bids have been received to replace remaining gutters and downspouts. Garage foundation problems have appeared at three locations and the Board has requested additional engineering reports and recommendations for proper repairs. **Treasurer Downs** commented on the distributed 2017 budget and explained how use of the new Reserve Study Report will be used by the Finance Committee when it next meets in early November. At that time it will review 2017 year-end expenses, and projected 2018 expenses and recommend any changes in our monthly and or additional assessment payment amounts for 2018. He reported that the Association assuming responsibility for sump pumps, garage doors, and repair, maintenance, and replacement of decks is being reviewed with the possible transfer of responsibility for such back to co-owners. He thanked the members of the the Finance Committee for their careful work. A formal announcement of the 2018 co-owner assessments will be mailed by Pinnacle with related information regarding payment options following the Board's November meeting. He also mentioned that street lights and garage lights are being converted to LEDs which will help reduce Association electric bills and as well as extend the lifetime of the new bulbs.

POOL & CLUBHOUSE

President Roy reported for fellow Pool & Clubhouse committee member, **Karen Valvo** who had been unable to attend the meeting due to a conflict with a jury trial over which she was presiding. He reported that new chaise lounges, 10 folding chairs and a new folding table were purchased. A new Air Conditioning unit was installed and all four skimmers were updated on the pool. A contract has been signed that will ensure that tile and coping repairs will be made prior to the opening of the pool next summer. A new vendor is being considered for providing daily pool service as well as the annual opening and closing of the pool.

GROUNDS

BILL LOCKWOOD reported that two large trees that had been actually rocking in heavy winds, were removed and several replacement trees were planted along the berm. Future plans call for eventual replacement of the large long needle pines, when new trees and shrubs planted in the area are established so as not to leave gaps in what is seen to eventually be a green wall along the berm. Ground covers will be planted where appropriate. The entire berm as well as community trees have been mulched.(continued on back)

Several co-owners have been active with grounds subcommittee meetings examining options for new plantings throughout the community. Group walks are being conducted with co-owners along the berm, our common border with the Villas, and the Oakbrook Park. A recent survey of the Condo property showed that the main entrance to the Park on Oakbrook was actually on condo property that had been granted as an easement by our builder. We have stopped watering park land. The Board has met with an attorney and our insurance agent to clarify any liability situations that might arise between park and /or villa owners now that the property lines are clear. Policies regarding co-owner responsibility for “privately attended” plantings near their unit are being clarified and will be shared with our Grounds contractor and co-owners when completed. Areas needing fill and reseeded are being addressed and water control contracts for gutter and downspout replacements have been signed.

Seasonal Chores

Now is the time to change your **furnace filters** and check to see that your humidifier is working. **Outdoor and garage water faucets** should be shut off and drained. Remember to close your **main water valve** when you know you'll be away for even a few days. WD-40 sprayed on your **garage door** hinges, springs and wheels will help keep your door operating smoothly. **Planter boxes**, pots and hoses should be moved indoors. Report any overflowing **gutters** so that they can be cleaned before they fill with ice. Reversing the fuse on your outdoor air conditioner control box will also save power. Our recent above-average rainfall has probably brought your sump pump into action. If not, try pouring two or three buckets of water over the pump and if it doesn't start, it should be checked. Reminder: Co-owners vehicles should be parked in garage or drive. **On-street parking areas** are for visitors to our community.

SOCIAL COMMITTEE

Nancy Pickus thanked other members of the committee, Lynne Brimecombe, Patricia Akmon, Mary Clark, Elinore Sommerfeld and Jean Gagalas, for their work in hosting four events. She noted that the one event that included residents of the Villas was well received and others will be considered. Game nights on the third Wednesday of the month have returned to the schedule and a repeat of a successful First Aid Refresher Course will be scheduled in 2018. Fall potluck is being planned for November 5th.

CO-OWNER COMMENTS

Concerns regarding maintenance and watering of individual plantings, possible harmful radiation from LED lighting, and poor response from Eradico when called for needed insect control were voiced and responded to by Board members and Management. President Siciliano's long service on the Board was recognized and followed with a hearty round of applause and a post-meeting cake to share. His name has also been placed on the Oakbrook Hall of Honor.

Board of Director's Elections

Elinore Sommerfeld and Downs Herold were elected to fill the open two-year terms on the Board. (see below for results of the Board's selection of officers.

Association Board Members

President: Downs Herold, 556 Galen
(Pool/Clubhouse) 734-665-6832

At large: Karen Valvo, 552 Galen
(Pool/Clubhouse) 649-6047

Vice President: Bill Lockwood, 564 Galen
(Grounds) 649-9288

Treasurer: Elinore Sommerfeld, 439 Sumark
(Financial) 715-605-2288

Secretary: Nancy Pickus, 560 Galen
(Social) 761-3860

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