

# The Oak Leaf

[www.OakwoodHA.org](http://www.OakwoodHA.org)

Volume 33 Number 1 - March, 2017

## Letter to the Community



### So how about that winter?

While I've certainly enjoyed the unseasonable warmth, I'm one of the few still holding out hope for a good snowfall before we finally call it quits on winter again. It's not that I love the snow, though I do enjoy it. It's that I

have a snow blower in which I need to run through the gas, and I'd rather do that putting it to use. Certainly not the most environmentally friendly thing I've ever said. What a strange season it's been.

We're well into 2017 now, so your friends in the Oakwood Homeowners Association have been busy getting everything geared up. The Social Calendar is pretty much squared away (see page 6 and the back cover). Thank you in advance to Vicki O'Malley and Brad Alexander, who head up the Easter Egg Hunt and Fishing Derby / Beach Party, respectively! We're also prepping for the OHA Annual Meeting on Monday, April 17th at the Westmont Jr. High (watch your mail for more info on the meeting).

In addition to the delightful contributions from our friends / neighbors / representatives

### OHA Board:

|                             |              |
|-----------------------------|--------------|
| Matt Johnson — President    | 630.455.6022 |
| Lynette Tuggle — Treasurer  | 708.404.8155 |
| Laura Connolly — Secretary  | 630.484.5132 |
| Mark Nelson — Director      | 630.742.3457 |
| Monika Rodriguez — Director | 847.913.6279 |
| Doug Schwegman — Director   | 812.322.2481 |
| Jeanie Smith — Director     | 630.921.1493 |

Board e-mail: [info@oakwoodha.org](mailto:info@oakwoodha.org)

with the Village (Steve Nero and Gregg Pill), this issue has several pages dedicated to the budget and to our annual audit, which we are obligated to print here for you each year. While you can see all the details on pages 12-15, the short version is another stellar report, for which all of us owe thanks again to our Treasurer, Lynette Tuggle. Lynette works hard to keep our books in order, and she does a great job. She's brought significant cost savings to our Association, and she's always on top of things. If you see her, please thank her for all her volunteer efforts on behalf of all of us in Oakwood.

A fun little insert finally made its way into this issue... check out the Lyncroft home ad on page 3. This blast from the past was an ad for an Oakwood home when the subdivision was still being developed. We still have a number of residents who are original owners of some of the homes here in Oakwood, and this will likely look familiar to them. I don't know how well this ad will come out in print, so check it out on our website at [www.oakwoodha.org/oakwood-news](http://www.oakwoodha.org/oakwood-news) where this issue (and all Oak Leaf issues) is posted.

As always, thanks to our advertisers for helping to support this newsletter and our community! Please pay attention to the ads, and be sure to consider these companies and individuals when seeking the products or services they offer.

That's about it for now... hope to see you all soon at one of the up-coming events!

-Matt "haven't been bored since 2003" Johnson  
OHA Board President

**Oakwood Homeowners Association**  
4 East Ogden Avenue # 313  
Westmont, IL 60559

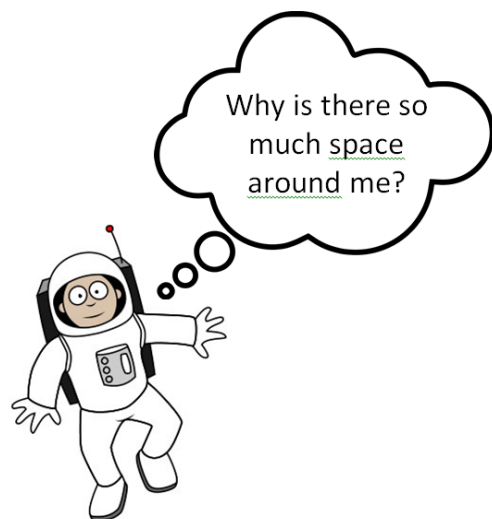
[www.Oakwoodha.org](http://www.Oakwoodha.org)

# Oakwood - Updates

## In This Issue:

Big things come in small packages! Here's a look at what you have to look forward to in this issue:

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...because we are waiting for your contributions!

If you are a member of an Oakwood household, we would like to hear from you!

- Do you have a favorite non-profit or charity that does exceptional work? Tell us why you like them.
- Are you a Business Owner or Independent Contractor with specific expertise? Give us a few tips and we will credit you with those thoughts in the Oakwood Newsletter.
- Do you know a Westmont Junior High or High School student with writing talent? We will publish their story, song or poem in the Newsletter.

## **Quantum Insurance Group**

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## **Discounted Plowing Offered to Oakwood Residents**

TJ's landscaping is offering the following volume discount rates to Oakwood residents:

| Service                 | < 6 In. | 6-11 In. | ≥ 12 In. | Salt |
|-------------------------|---------|----------|----------|------|
| Plow <15 houses         | \$23    | \$32     | \$48     | \$20 |
| Plow 15-24 houses       | \$20    | \$24     | \$34     | \$17 |
| Plow 25-49 houses       | \$18    | \$22     | \$30     | \$15 |
| Plow 50 + houses        | \$15    | \$18     | \$25     | \$15 |
| Shovel front walk/stoop | 14      | 28       | 42       | 15   |

Last year we hit the 25-49 home range. Watch our Sponsors page at [www.oakwoodha.org](http://www.oakwoodha.org) for updates on the number of participants to this program.

To sign up for the service, e-mail John at TJ's at [tjslandcare@sbcglobal.net](mailto:tjslandcare@sbcglobal.net) or call (630) 393-1993.



# Oakwood - Updates

## Cemetery Plots Available

Four (4) cemetery plots are available for purchase at Mount Auburn Cemetery in Stickney, IL for \$300 each. If interested, please contact Ms. Anen for more information at (630) 325-7188.

## Oakwood Day Care!

Licensed Child Care for kids from 6 weeks through 12 years of age right here in Oakwood for 24 years!

Rose Marie McElroy

(630) 986-5983

Call to set up a time to meet.

References happily furnished by request.

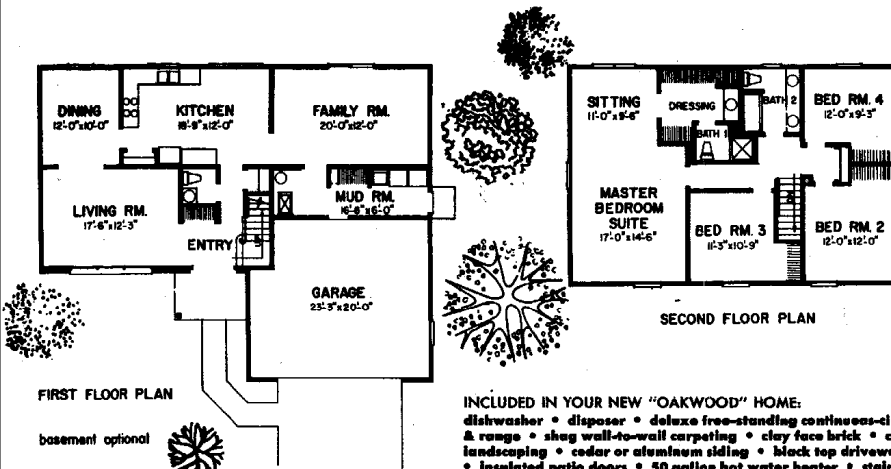


## THE LYNCRIFT / 4 BEDROOMS/2½ BATHS 2 CAR GARAGE/FINISHED FAMILY ROOM



Its name is elegant and so is the Lyncroft. This four bedroom home is the acme of prestige, comfort and convenience for today's active family. With its sweeping protective portico, divided window panes and louvered shutters, the rich exterior recalls Colonial architecture. The impressive double door entry and triple picture windows add even more distinction. As soon as you step into the spacious foyer, you'll exult over the quiet, serene atmosphere. It gives you the feeling that space is everywhere. Every important area of this home is easily accessible from the separate entry. The formal dining room and living room comprise a fashionable and separate area for entertaining.

The kitchen is a homemaker's dream. It includes a spacious breakfast area and gourmet work area designed to save steps. Adjoining the kitchen is the separate family room. Here is the room you need for informal fun; children at play; watching television, and just all-round relaxing. Sliding glass patio doors lead into the garden, an important element to indoor-outdoor living. Located on the main level are those other important amenities: a handy powder room, separate laundry and mud room, and an oversize two-car garage with storage area. The quiet bedroom level assures secluded living. Parents will appreciate the complete containment of the master bedroom suite with a separate dressing room, bath and dual closets. The compartmented family bath, furnished with a deluxe double bowl vanity, is centrally located near the three twin-sized bedrooms. The "Lyncroft" is the ideal home for those who demand full family comfort and home distinction.



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# Oakwood - Dining Around Town



So nice to see winter in our rear view mirrors....hopefully, bbq and patio dining is just a month or two away! But before we get there, the first **Westmont Restaurant Week** debuts from March 9<sup>th</sup> – 19<sup>th</sup>!

## Stepping Out

**Westmont Restaurant Week** – Twenty (and maybe a few more) Westmont restaurants will participate in the inaugural **Westmont Restaurant Week** from March 9<sup>th</sup> – 19<sup>th</sup>. With options ranging from \$10, \$20, \$30 and \$40, here's a great chance to try something new, or revisit an old friend. Visit [www.westmontchamber.com](http://www.westmontchamber.com) and click on the restaurant week logo for a link to all participants and their menus. Please share this information with your friends and neighbors so we can get a great turnout! **Westmont Restaurant Week** - <http://shawurl.com/30d1> More updates almost daily on Shop Dine Discover Westmont on Facebook.



## Westmont Restaurant Week 2017

**Reader's Choice Awards** - Launched in 2016 with 27 categories and over 250 voting options, the Suburban Life Reader's Choice 2017 returns with over 300 options in 28 categories from ice cream to burgers to fine dining to patio dining and many more. The link will be active from March 9<sup>th</sup> – 29<sup>th</sup> and can be found at [www.westmontchamber.com](http://www.westmontchamber.com). Winners are announced at the Westmont Annual Awards evening on April 20<sup>th</sup> at the Hilton. Vote early and often, up to once per day. Last year we had over 8000 votes cast and my goal is to break that number!



**Easter – April 16<sup>th</sup>** – A spectacular Easter Brunch - Bringing Back Family Traditions, will be hosted by the Oak Brook Hills Hilton in their newly renovated Grand Ballroom. Featuring farm-to-table ingredients, family photos, a visit from the Easter bunny and lots more, this elegant brunch is offered by reservation only for seatings at 11am and 1:30pm.

<http://www.oakbrookhillsresortchicago.com/dining/easter-brunch.htm>

**Mother's Day – May 14<sup>th</sup>** - Look for several of our Westmont restaurants to step up to the plate including Bakersfield, Absolutely Delicious, Vincitori, Amber and the Hilton at Oak Brook Hills.

**Lion's Club Pancake Breakfast** – How often can you walk to a pancake breakfast in a beautiful park setting? At least once a year if you partake in the Westmont Lion's Club All-You-Can-Eat Pancake Breakfast as part of the Race To The Flag 5K Walk/Run benefitting People's Resource Center. Held Memorial Sunday as not only part of the race but also part of the Red, White and BBQ 3-day festival. This year, it will be on Sunday, May 28<sup>th</sup>. You don't have to be a race attendee although race participants receive a free ticket as part of their entrance fee.

**Urban Legend has changed its name to Myths and Legends.** Seems a west coast winery had already taken the name some time ago. Everything else remains the same with the tap room open Tuesday through Sunday. Wednesday night features live entertainment and food truck or two. Visit the only brewery in Westmont and try the sampler! Go during Restaurant Week and enjoy two samplers for \$10!

## Up and Coming:

**Johnny's Blitz** – A new sports themed restaurant will open in downtown Westmont in the space formerly oc-



# Oakwood - Dining Around Town

cupied by LaLaLi Patisserie. Menu plans call for gourmet burgers as well as several other options. With construction, expect an opening in late Spring.

The former site of Pompei and numerous other dining establishments is once again on the market as the deal for Pizza Bacci fell through.

## Up and Running (last six months):

**Dolce's Restaurant** has changed ownership hands and is now known as **Dolce's Restaurant & Wine Bar**. Located at 15 West Quincy, across from the train station. An expanded menu will be available under the guidance of partners from Neat Kitchen + bar. Hours are expanded to Tuesday – Sunday.

**Anna's Place** – Opened in the fall, Anna's features a family friendly menu as well as video gaming. It's located on Ogden Avenue, just west of Cass in the Pizza Hut shopping center.

**Dulce David Bakery** – has opened at 321 West 63<sup>rd</sup> Street. Specialty cakes and pastry are available.

**Big Boss Westmont** – has opened at 677 North Cass Avenue in the shopping center north of Jewel. Featuring a large menu of trans-Pacific dining options, this is a 2<sup>nd</sup> location with the original being in Forest Park.

## Gone But Not Forgotten:

**Maxwell's Red Hots** – Landlord issues closed this restaurant as a main water line broke and repairs will not be made. It's never good when outside and beyond your control issues force your business to close.

## Recently Reviewed (last six months):

**Standard Market Grill**

<http://shawurl.com/30pk>

**Westmont Restaurant Week**

<http://shawurl.com/30d1>

**Pappadeaux Seafood Kitchen**

<http://shawurl.com/2zx1>

**New Korea Garden**

<http://shawurl.com/2z20>

**Holiday Dining, Dancing and Drinking in Westmont -**

<http://shawurl.com/2yrf>

**Vincitori**

<http://shawurl.com/2yf1>

**Uncle Bub's**

<http://shawurl.com/2wvi>

**Fall Beverages**

<http://shawurl.com/2wi8>

**Hanbun**

<http://shawurl.com/2v59>

**B. at the Hilton Oak Brook Hills -**

[www.shawurl.com/2swz](http://www.shawurl.com/2swz)

**Westmont Ice Cream Trail**

<http://shawurl.com/2rsc>

**Sushi House**

<http://shawurl.com/2qv5>

**J Fleming's Absolutely Delicious**

<http://shawurl.com/2p8b>

Looking for more restaurant ideas, follow the #chitowndiner on **Instagram**.

Gregg Pill – Oakwood Resident

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## Oakwood - Social Committee

### 2017 Events!

Get your calendars out, because we're booking up 2017 already!

- April 15th (Saturday): 10am: Oakwood Easter Egg Hunt at Westmont Jr. High (see back cover)
- April 17th (Monday): 7pm: OHA Annual Meeting at Westmont Jr. High
- June 3rd (Saturday): 3pm - ? : Fishing Derby / Beach Party at Westman Beach
- June 16-17th (Friday-Saturday): Oakwood Community-Wide Garage Sale
- August 27th (Sunday): Noon - 2:30pm: End of Summer Barbecue
- October XX ( ): 6 - 8pm: Oakwood Halloween Party

The Social Committee is always happy to welcome new members and new volunteers. Helping out can be as much as running an event or as little as aiding with setup or takedown. We're also always open to new events (progressive dinner parties, road rallies, bowling events, etc.) To inquire or to share ideas, contact us at [info@oakwoodha.org](mailto:info@oakwoodha.org).



**"Jon" Juan Rodriguez**  
Realtor® & Oakwood Resident

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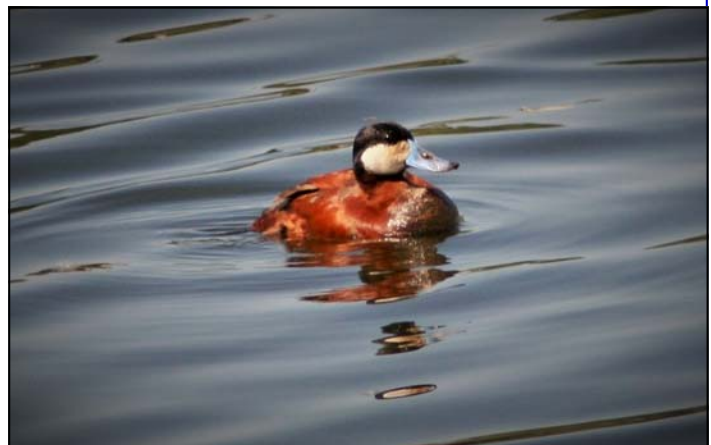
## Oakwood - Lake Management Committee

*Editor's Note: Throughout the year, Oakwood resident and nature enthusiast Tadas Birutis submits pictures and information about local wildlife that shows up around Lake Charles. The following is a submission Tadas made a few months ago, between issues of The Oak Leaf.*

Hi Friends,

If you are near the lake today, look for this handsome little visitor. A breeding-plumaged, male Ruddy Duck has been around Lake Charles all day. He is a small diving duck who's body is about the size of my clenched hand. (approx the size of a Pied-billed Grebe)

God Bless and Enjoy the Nature of Oakwood,  
Tadas Birutis



## **Oakwood to Host 5K Race in Support of People's Resource Center - PRC**



On Sunday, May 28<sup>th</sup> at 8am, Oakwood will once again play host to the 8<sup>th</sup> annual Race to The Flag 5K Race. This the year, the race will support People's Resource Center located right here in Westmont. The race is part of the Red, White and BBQ Event hosted at TY that weekend featuring premier BBQ contestants in a sanctioned National BBQ Event.

### ***About the Event...***

The 8<sup>th</sup> annual Race to The Flag 5K Run/Walk will once again begin and end at beautiful TY Warner Park and travel throughout the Oakwood subdivision. Part of the Red, White and BBQ weekend, race participants join the Lion's club pancake breakfast in the park immediately following the race. The event is a fundraiser for the People's Resource Center and is supported by many Westmont organizations and associations. Race to The Flag is a CARA & USATF certified event and the first 400 participants receive a beautiful race shirt, a breakfast ticket and sponsor information all while supporting a great cause as well as personal & family fitness.



### ***About People's Resource Center....***

For the first six years, proceeds have been sent to St. Jude's Children's Research Hospitals. Last year and going forward, the Westmont Park District Board of Commissioners has partnered together with the local nonprofit People's Resource Center (PRC) so that proceeds from the race can benefit neighbors in need right here in our community. As a partner in the community, PRC helps to meet neighbors' basic needs such as food, shelter, and clothing assistance services. In addition, PRC provides job, computer, and literacy training programs and art empowerment classes to help neighbors in need here in DuPage County...and they are located immediately adjacent to TY Warner Park!



### ***Recap of 2016 Race....***

- 433 registered runner
- Over \$6,000 raised for People's Resource Center
- Awards for overall male & female winner and various age groups
- Awards for male & female winner in 5 year increments
- Participants as young as 4 years old and as experienced as 81 years old

### ***How to get involved....***

Oakwood residents have many ways to get involved. All ages are welcome to enter to run or walk by signing up at [www.racetotheflag.org](http://www.racetotheflag.org). Sponsorship information is also available on the same website. You can also join us on Facebook at [www.facebook.com/Race-to-the-Flag-5k-314886225193144](https://www.facebook.com/Race-to-the-Flag-5k-314886225193144). With the weather forecasted to be near perfect, take your choice. Set-up front of your house if you are on the race route and cheer The runners and walkers on or walk up to TY and join the festivities at the start & finish lines! It would also be nice for Oakwood residents to display the American Flag in honor of the event. There will also be a pancake breakfast sponsored by the Westmont Lions Club immediately following.





## Westmont News: From the Village Board



Hello neighbors! Spring is right around the corner and community events are starting to pick up. Along with spring comes the annual Village budget process. This year, we completely restructured the Village Budget to help ensure recent initiatives from the Strategic

Plan are addressed. After reviewing the plan in terms of priorities and implementation, we are going to focus on how to specifically fund and incorporate what the plan calls for. The Village has scheduled a budget workshop for anyone to attend and participate on Thursday, April 6, 6PM at Village Hall. This is one of the best ways to learn how our Village operates and the costs associated with a specific program or service.

As we prepare to budget for new initiatives this year, I encourage everyone to go to the following link to fill out the survey regarding our services and programs. This effort is directly tied to the Strategic Plan and ensures the Village is aligned with the community's needs.

[https://docs.google.com/forms/d/e/1FAIpQLSew0MWCba9LGntf-jA\\_xFIQhopgm5EJfoGNsTGYP3pdTijghQ/viewform](https://docs.google.com/forms/d/e/1FAIpQLSew0MWCba9LGntf-jA_xFIQhopgm5EJfoGNsTGYP3pdTijghQ/viewform)

Congratulations to the Westmont Fire Department for becoming the first part time Class 1 ISO rated and accredited agency in the state. The Fire Department has consistently improved how it operates in order to achieve this prestigious rating. Items like upgraded water mains, standardized vehicles, on-duty staffing and consolidated fire dispatch all contributed to the department's success. The Insurance Services Office (ISO) evaluates communities and their fire departments throughout the country. Each community is given a Public Protection Classification from 1 to 10 with 1 being the highest rating. Approximately 200 of the 30,000 fire departments in the United States are ISO Class 1. Once the Class 1 ISO rating officially goes into effect on May 1, 2017, the Insurance Services Office will send out notifications to all insurance carriers regarding this achievement. Homeowners and businesses should alert their insurance providers regarding the Class 1 ISO rating as it may reduce your premiums.

Mark your calendars! Richmond Education Gardens grand opening ceremony is set for April 22<sup>nd</sup>, 10AM. Please come and check out this newly created community asset. As a reminder, it will feature a working rain gar-

den, rain barrel education, an example of a green roof, a hugelkultur, bioswale, native plantings, raised production planters, outdoor classroom area, apiary and more. For those interested, you can support the Richmond Education Gardens by purchasing a custom engraved brick in honor of a family member, friend, business or organization. Each brick will be permanently displayed onsite for everyone to see and enjoy. Bricks can be purchased online @:

<https://polarengraving.com/RichmondEducationGardensApiary>



Below are a variety of free informative presentations scheduled through the middle of May complements of the Westmont Environmental Improvement Commission. All presentations are located conveniently at the Westmont Public Library.

- THE EDIBLE FOREST - March 14, 7PM: Hear about forest gardening, a low-maintenance garden designed with fruit and nut trees, shrubs, herbs, vines and perennial vegetables, presented by The Resiliency Institute.
- NATURAL LAWN CARE BASICS - March 27, 7PM: Learn how to create a healthier lawn and reduce the health risks and environmental impacts of pesticides and herbicides from Ryan Anderson of the Midwest Pesticide Action Center (MPAC).
- SUSTAINABLE HOMES-INDOOR GARDENS - April 12, 7PM: Presented by Victor Zaderej from Molex's Solid State Lighting Group, learn how to grow leafy greens, herbs, and vegetables indoors year round.
- WHERE ARE THE MONARCHS? - May 3, 7PM: Local resident Pat Miller will look at historical environmental factors that affect the monarch butterfly popula-



# Westmont News: From the Village Board

tion. Find out about efforts to turn the tide of population decline and what you can do to help.

- **SOLVING YOUR YARD PROBLEMS** - May 18, 6PM: Do you have water puddles in your yard or heavy clay soil? Learn how to deal with these water problems, and the secrets to composting all your organic material to make rich additions to garden and flowerbeds from Jim Kleinwachter of The Conservation Foundation.

## 2017 Garbage & Recycling Information

For your convenience, here is a link to the new recycling and garbage pick-up schedule. If you have additional questions, please contact Waste Management at [wm.com](http://wm.com) or 800-796-9696.

[www.westmont.illinois.gov/DocumentCenter/View/548](http://www.westmont.illinois.gov/DocumentCenter/View/548)

## Ways to Connect with the Village

- Sign up for Notify Me community alerts  
<http://www.westmont.illinois.gov/list.aspx>
- Sign up for Village of Westmont Facebook page  
<https://www.facebook.com/westmontilgov>
- The Westmont Village Board meets every other Thursday at 6:00pm in the Village Hall. If you cannot make the meeting, they are televised and available on our YouTube channel.

Please feel free to reach out to me anytime.

Steve T. Nero

Westmont Village Trustee & Oakwood Resident

O: 630.981.6209

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## Westmont News: From the Westmont Planning & Zoning Commission



After the lengthy meetings of the summer, agendas have slowed down and plan review and construction is under way. Our December through February meetings were fairly slow.

Aldi, our south Westmont discount grocery store will undergo an expansion and upgrade to the store interior as part of a national 3 billion dollar growth project. The national project involves nearly every store in the group and also includes opening additional stores in underserved markets. The expansion is modest at less than 3000 square feet, but adds an additional 10-20% to most stores for expanded produce and fresh foods. This investment in our community was unanimously recommended and passed on to the Village Board at our December meeting.

January saw an application for a pre-annexation agreement for a new home construction project in Liberty Park. The new home will connect to Village water at their own investment and become part of our Village once an adjoining property annexes. To be eligible for annexation, a property must touch a current Village property and at this time, they are one un-annexed property away.

Our February meeting was cancelled for lack of agenda items and March looks fairly routine.

A few local updates....Tesla has opened at 50 West Ogden Avenue and represents a major addition to our Westmont Auto Mile. This location will be full service and has several new cars on display. The newly expanded Audi multi-story garage, service and storage facility has been green lighted and is now also open. Construc-

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tion has now shifted to the former maintenance portion of the main building as they transition into more showroom and customer service areas.

BMW is readying for their expansion which will join all current BMW properties with the former site of Oak Brook Racquet & Fitness Club as well as purchasing the portions of Westmont Drive from the Village and building a large campus. Demolition will start soon as the Julie markings are already in process. Look for construction to occur simultaneously.

Napleton Porsche is finalizing plans to combine their current facility with the recently acquired Lamborghini dealership to the east. The new facility will be a major expansion for the specialty car dealership and allow for several years projected growth. Acura has completed their renovation.

The Hilton of Oak Brook Hills expansion plans including the apartment building and Natatorium are deep into the planning and permitting process. No date has been given for ground breaking.

The new home of veterinarian Dr. Jessica Torok, is under



## Westmont News: From the Westmont Planning & Zoning Commission

construction in our downtown area. The building had a new water main added for fire suppression and now will undergo a major face lift. Construction on TCF Bank's new drive-up ATM in the Jewel parking lot should occur shortly.

The former Rockwell building with the large water reservoir at Oakmont and Pasquinelli has been sold to Ryan Companies and will undergo a full demolition, renovation and expansion with marketing aimed at large to very large corporations. The project will take several years to fully mature as construction will be tailored to new tenant specifications.

The Village of Westmont Planning and Zoning Commission meets on the second Wednesday of each month at 7:00pm in the Village Hall. All meetings are televised live on local cable access channel 6 and then replayed at 10:00am Monday through Friday. Agenda items are then sent to the Village Board with the comments of the Commission for final disposition. You can also view the agenda on the Village website – [www.westmont.il.gov](http://www.westmont.il.gov). The next meetings will take place March 8<sup>th</sup>, April 12<sup>th</sup> and May 10<sup>th</sup> – tune in!

Gregg Pill – Oakwood Resident

### ADVERTISE HERE

For information on how to advertise in the Oak Leaf please email [info@oakwoodha.org](mailto:info@oakwoodha.org) or contact Matt Johnson at 630-455-6022.

Annual cost (4 issues) to advertise is the following:

Business card (2 x 3.5"): \$70

Double size (4 x 3.5"): \$140

Half Page (4" x 7"): \$210

The newsletter is distributed quarterly to over 450 homes and is posted electronically on the OHA Website, giving great local advertising exposure at a low cost! An additional ad space is made available on the Oakwood website at no additional charge to all advertisers!!

### Noteworthy Piano Studio



Patricia (Patti) Nyien, NCTM

630-920-1728

Westmont

[pteacher3@comcast.net](mailto:pteacher3@comcast.net)

[www.noteworthyplano.us](http://www.noteworthyplano.us)

*Piano and Voice Your Way*

*"You can have a song in your heart."*

## Join Nextdoor Oakwood, the private website for our neighborhood



The Oakwood Homeowners Association has invited you to join at:

[oakwoodil.nextdoor.com/join](http://oakwoodil.nextdoor.com/join)

Enter flyer code: **EPRGET**

Get to know your neighbors • Share local recommendations • Lend, borrow and give away • Keep the neighborhood safe • Stay informed

 **Nextdoor** Oakwood



# Oakwood News: 2017 Budget

|  | 2017<br>Budget   |  | 2017<br>Budget |
|--|------------------|--|----------------|
| <b>Ordinary Income/Expense</b>             |                  | <b>OHA Board</b>                         |                |
| Income                                     |                  | 811 · Mail Box Cost                      | 260.00         |
| 601 · Assessments                          |                  | 813 · Meetings & Events                  |                |
| 6011 · Assessments - Previous Years        | 985.00           | 81301 · Association Annual Meeting       |                |
| 6012 · Assessments Current Year            | 56,625.00        | 813011 · A.M. - Notification and Com.    | 355.00         |
| 6013 · Late Fees                           | 715.00           | 813012 · A. M. - Refreshments            | 75.00          |
| 6014 · Lien File Fee                       | 120.00           | 813013 · A. M. - Raffle                  | 150.00         |
| Total 601 · Assessments                    | 58,445.00        | Total 81301 · Association Annual Meeting | 580.00         |
| 604 · Advertising                          |                  | 81302 · Meeting & Events Other           | 500.00         |
| 6041 · Advertising - Oak Leaf              | 1,000.00         | 81362 · Oakwood Annual Garage Sale       | 70.00          |
| 6042 · Advertising - Directory             |                  | Total 813 · Meetings & Events            | 1,150.00       |
| Total 604 · Advertising                    | 1,000.00         |  |                |
| Total Income                               | 59,445.00        | 823 · Legal Services                     |                |
| <b>Gross Profit</b>                        | <b>59,445.00</b> | 82311 · Corporate Registered Agent       | 275.00         |
| Expense                                    |                  | 82399 · Other Legal Services             | 700.00         |
| Lake Man. Committee                        |                  | Total 823 · Legal Services               | 975.00         |
| 803 · Lake Charles Water Maintenance       |                  | 83302 · General Liability Insurance      | 6,500.00       |
| 80302 · Lake Water Testing Program         | 200.00           | Total OHA Board                          | 8,885.00       |
| 80304 · Fish Restocking Program            | 3,500.00         |  |                |
| 80305 · Fish Cribs                         | 800.00           | <b>Social Committee</b>                  |                |
| 80307 · Aeration Program                   | 950.00           | 81341 · Children's Halloween Party       | 1,500.00       |
| 80308 · Aeration Electrical Running Cost   | 2,000.00         | 81343 · Children's Easter Party          | 1,000.00       |
| 80309 · Algae Control                      | 9,300.00         | 81361 · Oakwood Family Picnic            | 1,250.00       |
| Total 803 · Lake Charles Water Maintenance | 16,750.00        | 81370 · Oakwood Fishing Derby            | 1,700.00       |
| 806 · Eastern Shoreline Maintenance        |                  | Total Social Committee                   | 5,450.00       |
| 80601 · Minor Repairs, Clean up            | 300.00           |  |                |
| 80602 · Mulch for Eastern Shoreline        | 50.00            | 814 · Communications                     |                |
| 80603 · Emergent Plants - Eastern Shore    | 300.00           | 8141 · Newsletters                       |                |
| Total 806 · Eastern Shoreline Maintenance  | 650.00           | 81410 · Newsletter Prep                  | 75.00          |
| 83002 · Lake Management Committee Admin    |                  | 81420 · Newsletter Printing              | 1,300.00       |
| 830021 · Training and Books                | 200.00           | 81430 · Newsletter Delivery              | 640.00         |
| 830022 · Volunteer Appreciation            | 150.00           | Total 8141 · Newsletters                 | 2,015.00       |
| 830023 · Lake Committee Administration     | 100.00           | 8171 · Welcome New Residents             | 125.00         |
| Total 83002 · Lake Mgmt Administration     | 450.00           | 8181 · Web Site                          |                |
| Total Lake Man. Committee                  | 17,850.00        | 81802 · Web Hosting                      | 100.00         |
| Landscape Committee                        |                  | Total 8181 · Web Site                    | 100.00         |
| 802 · Beach Maintenance - Geese Clean      | 1,500.00         | Total 814 · Communications               | 2,240.00       |
| 80203 · General Landscape Maintenance      | 12,680.00        |  |                |
| 80521 · Irrigation - Entrances             |                  | 820 · Financial                          |                |
| 805211 · Irrigation Water - North Ent.     | 750.00           | 821 · Auditing & Accounting              |                |
| 805212 · Irrigation water - South Ent.     | 750.00           | 82101 · Audit Fees                       | 3,300.00       |
| 805213 · Irrigation system maintenance     | 1,000.00         | Total 821 · Auditing & Accounting        | 3,300.00       |
| Total 80521 · Irrigation - Entrances       | 16,680.00        | 840 · Financial Admin                    |                |
| 80522 · Entrance Maintenance               |                  | 8401 · Postage                           | 350.00         |
| 80520 · Annual Plants                      | 2,000.00         | 8402 · Supplies                          | 350.00         |
| 805221 · North Entrance Maintenance        | 500.00           | 8403 · Lien File Fees                    | 60.00          |
| 805222 · South Entrance Maintenance        | 500.00           | 8404 · Printing/Folding                  | 50.00          |
| 805223 · Christmas Lights                  | 2,200.00         | Total 840 · Financial Admin              | 810.00         |
| Total 80522 · Entrance Maintenance         | 5,200.00         | Total 820 · Financial                    | 4,110.00       |
| 80523 · Landscape Administration           | 50.00            | Total Expense                            | 60,465.00      |
| Total Landscape Committee                  | 21,930.00        | Other Income/Expense                     |                |
|  |                  | Other Income                             |                |
|  |                  | 603 · Interest income                    |                |
|  |                  | 6034 PNC MM/CD                           | 880.00         |
|  |                  | 6037 · Interest TCF Bank CD #1           | 70.00          |
|  |                  | 6038 · Interest TCF Bank CD #2           | 70.00          |
|  |                  | Total 603 · Interest income              | 1020.00        |
|  |                  | Total Other Income                       | 1020.00        |
|  |                  | Net Other Income                         | 1020.00        |
|  |                  | Total Income                             | 60,465.00      |
|  |                  | Difference                               | 0.00           |

# G. James Kmetz

CERTIFIED PUBLIC ACCOUNTANT  
6262 S. ROUTE 83, SUITE 301  
WILLOWBROOK, ILLINOIS 60527  
P: 630.325.1527 F: 630.325.4012  
www.kmetzfinancial.com

To The Board of Directors of:  
Oakwood Homeowners Association

We have audited the accompanying Statement of Assets, Liabilities and Fund Balances of Oakwood Homeowners Association (An Illinois Not-For Profit Corporation) as at December 31, 2015 and the related statements of Revenue, Expenses, and Changes in Fund Balances - Cash Basis, and Schedule of Detailed Expenses - Cash Basis for the year ended December 31, 2015. These financial statements are the responsibility of the management of Oakwood Homeowners Association. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with the auditing standards generally accepted in the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

As described in Note 2, these financial statements were prepared on the cash basis of accounting, which is a comprehensive basis of accounting other than accounting principles generally accepted in the United States.

In our opinion the financial statements referred to above present fairly, in all material respects, the financial position of Oakwood Homeowners Association at December 31, 2015, and the results of its operations and its cash flow for the period ended December 31, 2015 in conformity with the basis of accounting described in Note 2.

Our audit was conducted for the purpose of forming an opinion on the basic financial statements taken as a whole. The information included in the accompanying supplementary exhibits is presented for the purposes of additional analysis and is not a required part of the basic financial statements. Such information, except for the budget information, has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, is fairly stated in all material respects in relation to the basic financial statements taken as a whole. The budget information has not been subjected to the above-mentioned auditing procedures, and accordingly, we express no opinion on it.

Very Truly Yours,



G. James Kmetz  
Certified Public Accountant

February 20, 2017

## OAKWOOD HOMEOWNERS ASSOCIATION (An Illinois Not-For-Profit Corporation) Statement of Assets, Liabilities & Fund Balance - Cash Basis December 31, 2016

|   | Operating Fund      | Replacement Fund     | Total                |
|---|---------------------|----------------------|----------------------|
| <b>Assets</b>                               |                     |                      |                      |
| Current Assets                              |                     |                      |                      |
| Cash & Cash Equivalents                     | \$ 31,949.84        | \$ 0.00              | \$ 31,949.84         |
| Investments                                 | 0.00                | 102,042.43           | 102,042.43           |
| <b>Total Current Assets</b>                 | <b>\$ 31,949.84</b> | <b>\$ 102,042.43</b> | <b>\$ 133,992.27</b> |
| <b>Total Assets</b>                         | <b>\$ 31,949.84</b> | <b>\$ 102,042.43</b> | <b>\$ 133,992.27</b> |
| <b>Liabilities &amp; Fund Balance</b>       |                     |                      |                      |
| Fund Balance                                | \$ 31,949.84        | \$ 102,042.43        | \$ 133,992.27        |
| <b>Total Liabilities &amp; Fund Balance</b> | <b>\$ 31,949.84</b> | <b>\$ 102,042.43</b> | <b>\$ 133,992.27</b> |

The accompanying notes are an integral part of the financial statements

# Oakwood News: 2016 Audit

**OAKWOOD HOMEOWNERS ASSOCIATION**  
(An Illinois Not-For-Profit Corporation)

**Statement of Revenue, Expenses & Change in Fund Balance - Cash Basis**  
**December 31, 2016**

|                            | Operating Fund      | Replacement Fund     | Total                | Budget<br>(Unaudited) |
|----------------------------|---------------------|----------------------|----------------------|-----------------------|
| <b>Revenue</b>             |                     |                      |                      |                       |
| Homeowner Assessments      | \$ 56,812.50        | \$ 0.00              | \$ 56,812.50         | \$ 57,307.00          |
| Interest                   | 12.61               | 1,049.13             | 1,061.74             | 660.00                |
| Advertising                | 1,120.00            | 0.00                 | 1,120.00             | 1,880.00              |
| <b>Total Revenue</b>       | <u>\$ 57,945.11</u> | <u>\$ 1,049.13</u>   | <u>\$ 58,994.24</u>  | <u>\$ 59,847.00</u>   |
| <b>Expenses</b>            |                     |                      |                      |                       |
| Administrative             | \$ 20,532.43        | \$ 0.00              | \$ 20,532.43         | \$ 22,090.00          |
| Repairs & Maintenance      | 37,207.42           | 0.00                 | 37,207.42            | 37,450.00             |
| <b>Total Expenses</b>      | <u>\$ 57,739.85</u> | <u>\$ 0.00</u>       | <u>\$ 57,739.85</u>  | <u>\$ 59,540.00</u>   |
| <b>Excess (Deficiency)</b> | \$ 205.26           | \$ 1,049.13          | \$ 1,254.39          | \$ 317.00             |
| <b>Fund Balance:</b>       |                     |                      |                      |                       |
| December 31, 2015          | \$ 31,144.93        | \$ 100,993.30        | \$ 132,137.88        |                       |
| Transfer Between Funds     | \$ 0.00             | \$ 0.00              | \$ 0.00              |                       |
| Prior Period Adjustments   | \$ 0.00             | \$ 0.00              | \$ 0.00              |                       |
| <b>Fund Balance:</b>       |                     |                      |                      |                       |
| December 31, 2016          | <u>\$ 31,345.84</u> | <u>\$ 102,042.43</u> | <u>\$ 133,388.27</u> |                       |

The accompanying notes are an integral part of the financial statements

**OAKWOOD HOMEOWNERS ASSOCIATION**  
(An Illinois Not-For-Profit Corporation)

**Statement of Revenue, Expenses & Change in Fund Balance - Cash Basis**  
**December 31, 2016**

|  | Operating Fund      | Replacement Fund | Total               | Budget<br>(Unaudited) |
|--|---------------------|------------------|---------------------|-----------------------|
| <b>Administrative</b>                  |                     |                  |                     |                       |
| Accounting & Audit                     | \$ 3,100.00         | \$ 0.00          | \$ 3,100.00         | \$ 3,200.00           |
| Bank Charges                           | 0.00                | 0.00             | 0.00                | 125.00                |
| Committee Administration               | 3,846.00            | 0.00             | 3,846.00            | 5,700.00              |
| Insurance - Liability                  | 6,368.00            | 0.00             | 6,368.00            | 6,500.00              |
| Legal & Professional                   | 915.00              | 0.00             | 915.00              | 575.00                |
| Meetings & Events                      | 1,371.65            | 0.00             | 1,371.65            | 670.00                |
| Member/Resident Directory              | 1,594.00            | 0.00             | 1,594.00            | 1,680.00              |
| Miscellaneous                          | 61.67               | 0.00             | 61.67               | 0.00                  |
| Postage and Delivery                   | 252.00              | 0.00             | 252.00              | 625.00                |
| Printing and Reproduction              | 2,000.65            | 0.00             | 2,000.65            | 2,215.00              |
| Website Development                    | 100.00              | 0.00             | 100.00              | 200.00                |
| Office Supplies and Expense            | 963.26              | 0.00             | 963.26              | 400.00                |
| <b>Total Administrative</b>            | <u>\$ 20,532.43</u> | <u>\$ 0.00</u>   | <u>\$ 20,532.43</u> | <u>\$ 22,090.00</u>   |
| <b>Repairs &amp; Maintenance</b>       |                     |                  |                     |                       |
| Repairs & Main. - Beach                | \$ 2,309.85         | \$ 0.00          | \$ 2,309.85         | \$ 1,500.00           |
| Repairs & Main. - Lake Charles         | 15,605.42           | 0.00             | 15,605.42           | 15,600.00             |
| Repairs & Main. - Eastern Shoreline    | 388.06              | 0.00             | 388.06              | 450.00                |
| Repairs & Main. - Common Area          | 12,563.02           | 0.00             | 12,563.02           | 12,200.00             |
| Repairs & Main. - Improvement Pro.     | 4,272.00            | 0.00             | 4,272.00            | 5,200.00              |
| Repairs & Main. - Irrigation           | 2,069.07            | 0.00             | 2,069.07            | 2,900.00              |
| <b>Total Repairs &amp; Maintenance</b> | <u>\$ 37,207.42</u> | <u>\$ 0.00</u>   | <u>\$ 37,207.42</u> | <u>\$ 37,450.00</u>   |
| <b>Total Expenses</b>                  | <u>\$ 57,739.85</u> | <u>\$ 0.00</u>   | <u>\$ 57,739.85</u> | <u>\$ 59,540.00</u>   |

The accompanying notes are an integral part of the financial statements



**OAKWOOD HOMEOWNERS ASSOCIATION  
(An Illinois Not-For-Profit Corporation)  
Notes to Financial Statements  
December 31, 2016**

**1. Nature of Organization**

The Association was incorporated under the laws of the State of Illinois as a not-for-profit corporation to administer and operate the property known as Oakwood Homeowners Association located in Westmont, Illinois, pursuant to and in accordance with the Homeowners Association Declaration of Covenants, Conditions and Restrictions.

**2. Summary of Significant Accounting Policies**

**Basis of Accounting**

The accounts are maintained on the cash basis. Accordingly, no liabilities or receivables have been recorded.

**Fund Accounting**

The Association's governing documents provide certain guidelines for governing its financial activities. To ensure observance of limitations and restrictions on the use of financial resources, the Association maintains its accounts using fund accounting. Financial resources are classified for accounting and reporting purposes in the following funds established according to their nature and purpose:

Operating Fund - This fund is used to account for financial resources available for the general operations of the association.

Replacement Fund - This fund is used to accumulate financial resources designated for future major repairs and replacements.

**Cash Equivalents**

The Association considers all highly liquid instruments with maturities of three months or less when purchased to be cash equivalents; these are typically used for the Operating Fund. Cash balances do not exceed insured limits for federal deposit insurance at any one bank.

**Estimates and Assumptions**

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions. These estimates and assumptions affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amount of revenues and expenses during the reporting period. Actual results could differ from those estimates. Since these financial statements have been prepared on the cash basis, no liabilities have been recorded.

**Income Taxes**

The Association has the option to file income tax returns as a homeowners association under Section 528 of the Internal Revenue Code, or as a regular corporation.

For the year ended December 31, 2016, the Association has elected to file as a regular corporation. This will allow the Association to pay the least tax possible. For the year ended December 31, 2016, the Association had a loss, and has elected to carry the loss forward. These returns will be filed by the Association and are due by March 15, 2017.

**Property and Equipment**

Real property and common areas acquired from the developer and related improvements to such property are not recorded in the Association's financial statements as assets because those properties are owned by the individual unit owners in common and not by the Association. There were no such items added during the 2016 year.

**Member Assessments**

Association members are subject to yearly assessments to provide funds for the Association's operating expenses, future capital acquisitions, and major repairs and replacements. Assessments for the year ended December 31, 2015 were made on the basis of a budget of operating expenses adopted by the Board of Directors and allocated to unit owners in proportion to their relative ownership interests in the common elements of the condominium property.

**OAKWOOD HOMEOWNERS ASSOCIATION  
(An Illinois Not-For-Profit Corporation)  
Notes to Financial Statements  
December 31, 2016**

**3. Investments**

Investments held to maturity consist of two Certificates of Deposit with maturities typically in excess of one year. A \$6,000.00 Certificate is held at TCF Bank with an interest rate of 1.0% matures on 01/17/18. A \$7,000.00 Certificate is held at TCF Bank with an interest rate of 1.0% matures on 09/03/17. A \$87,982.18 Certificate held at Park Federal was cancelled at maturity on 10/31/16. Funds of \$88,670.95 were deposited into a Money Market account with an interest rate of 1.00% at PNC Bank.

The investments are used for the Replacement Fund and are recorded at cost since the Association is on a cash basis.

**4. Replacement Fund**

Certain funds of the Association are restricted by the Declaration of Ownership as well as by Board designation for the long-term maintenance of the Association's common property.

The Association has not conducted a study to determine the remaining useful lives of the components of common property because of the limited amount of common elements. When replacement funds are needed to meet future needs for major repairs and replacements, the Association has the right to increase regular assessments, pass special assessments, or delay replacement unit until funds are available. The effect on future assessments has not been determined at this time.

**5. Commitments**

The Association has entered into various maintenance, management and service agreements for the upkeep and operations of the property.



# Please Join Us for the **OAKWOOD EASTER EGG HUNT**

## Saturday, April 15<sup>th</sup>

Time: 10:00 a.m.

Place: Westmont Junior High Cafeteria

All children, walkers and up, are invited to join their neighborhood friends in finding Easter eggs. Hunts will be grouped by age.

There will be a special guest appearance by the Easter Bunny!

Doughnuts, coffee, and juice will be served.



*Don't forget to bring your Easter Basket to collect the eggs!*

Everyone who pre-registers will receive a special prize!

Please RSVP for planning purposes by Sunday, April 9<sup>th</sup>

You can RSVP using the Google form sent to your email, this form, or by email. Also, if you are willing to help the day of the event (take pictures, help with the eggs, set-up, or clean up), please let me know that too.



For questions and to RSVP, please contact

Vicki O'Malley

423 Arlington Ave.

630-230-0235 (landline), using the Google form sent to your email, or [vomalley@maine207.org](mailto:vomalley@maine207.org)

Family Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_ E-mail: \_\_\_\_\_

Child's Name: \_\_\_\_\_ Age: \_\_\_\_\_

Child's Name: \_\_\_\_\_ Age: \_\_\_\_\_

Child's Name: \_\_\_\_\_ Age: \_\_\_\_\_

Child's Name: \_\_\_\_\_ Age: \_\_\_\_\_

I would like to help with \_\_\_\_\_