

The Oak Leaf

Quarterly Newsletter for the Oakwood Homeowners Association

Oakwood News: President's Message



2020 was the year that just seemed like it would never end, but 2021 is absolutely flying by, with the first quarter almost over already. After a year of quarantines and distancing, this newsletter is a testament to all the things that are still going on around us.

First, we're very excited to announce that the OHA Annual Meeting is ON for this year!! Announcements will be going out soon for the event, which will be held on Monday, April 19th at Westmont High School. We have the auditorium available to us, but while it's a much larger space, we have to respect CDC guidelines on the mandatory usage of masks and of social distancing, meaning we may have a cap on how many people can attend in person. This is good and bad. We will not have a guest speaker at this meeting, and the intent will be to start the meeting, get right to business, and end the meeting as efficiently as possible. Without the added content and given the current climate, we may be hard pressed to get

enough people to attend, so please, please, please turn in your proxy form when you get it so that we can ensure the meeting can move forward. The only votes this year will be to confirm the minutes of the 2019 Annual Meeting, and to confirm appointments to the Director's seats on the OHA Board. This in itself will be different in that we will have two parts to the election. One will be for the remaining term for three of the seats that should have been appointed last year, and the second will be for the appointees to the next full 2-year term. All sitting Directors are planning to run again, however this is always open to all residents in good standing, so if you are interested in running for the OHA Board, please let us know at info@oakwoodha.org. More on this will be mailed to you soon, and sent out to our e-mail distribution list, so please be on the watch for them.

Speaking of watching things, a keen eye was put to our financials this year as part of our annual audit, and I'm happy to report that we once again passed with flying colors. Thank you to the OHA Treasurer, Lynette for immaculate record keeping, making this a non-concern

(Continued on next page)

HEY! Oakwood Specific News in this Issue!

- Neighborhood Watch Update
- Bald flying carnivore spotted at Lake Charles
- 2020 Financial Audit... did we pass???



Oakwood
Homeowners Association
of Westmont

Sections in this issue:

32 pages of material in a 20 page newsletter!! How do they do it?

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Oakwood: Board of Directors

Matt Johnson — President	630.455.6022
Jeanie Smith — Vice President	630.921.1493
Lynette Tuggle — Treasurer	708.404.8155
Monika Rodriguez — Secretary	847.913.6279
Doug Schwegman — Director	812.322.2481
Brian Stouffer — Director	773.255.2220
David Szymendera — Director	312.371.1519

Board e-mail: info@oakwoodha.org

Oakwood Homeowners Association

4 East Ogden Avenue # 313

Westmont, IL 60559

www.Oakwoodha.org

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EASY TARGET**

**LOCK
YOUR CAR &
TAKE YOUR KEYS**

**Never Leave
Valuables In Sight**

Oakwood: President's Message

every year, but still something that we should acknowledge as a good accomplishment! The audit, as is required, is duplicated in this newsletter on pages 16-19.

Also keeping their eyes on things are the Oakwood Neighborhood Watch, who contributed again in this issue, Dave Szymendera who is watching the Oakwood market, and one of our two Oakwood resident Village Trustees, Steve Nero, who really went all out this issue with a ton of good things that all of us should know about Westmont. While it didn't make it into his article, Steve did let me know that Blackhawk Drive is slated for repaving this year, which many of us will be happy to see. Not to be outdone, the Lake Management Committee is keeping an eye on the Lake, on your boats, and there's a Bald Eagle that's been spotted at Lake Charles watching over things as well. Read on to see more on that.

There are a number of other things that came up for this issue that we just didn't have room for, but it's exciting to have more content than you can fit, instead of not enough and having to stretch things out. With spring coming up on us fast, the EIC (Environmental Improvement Committee) has another offering for us this issue, and please be mindful to not volcano mulch your trees. Every year we see trees up and down Oakwood Drive with this poor treatment. It looks cool, but it's bad for the tree, and several landscape services either don't know or don't care and keep doing it to your trees anyway.

The Social Committee isn't letting 2020's legacy keep us down. See the back cover for information on the up-coming Egg Hunt event, and we are also already booking things for the return of the Fishing Derby Beach Party, with live entertainment!! That announcement will be going out soon, so keep your eyes peeled for it.

That's about all I have for you for now, which is good because there's a lot else to be said in these pages.

Stay well, Oakwood!



Matt "just happy to be here" Johnson
President, Oakwood Homeowners Association

Oakwood Community Contribution

Oakwood Neighborhood Watch

One of the goals of Oakwood Neighborhood Watch is to share information in order to enhance safety within our community. This article is focused on Home Security Cameras, using sources such as PC Mag, Consumer Reports, Good Housekeeping, and Buyer's Guide.

NOTE: The PDF version of this article has active links to the respective website sources and is available online at www.oakwoodha.org/oakwood-news.html



We would also like to encourage you to use Oakwood Neighborhood Watch Next Door* community to share your experiences with Security Cameras / Video Doorbells. This could include:

- how and why you chose the system you are using,
- ease or difficulty of installation
- potential use with smart phone
- costs involved such as purchase price, installation, as well as any ongoing costs
- accessibility to recorded videos, whether stored 'in the cloud' or elsewhere
- as well as any experience you've had actually using the security camera / video doorbell.

PC Mag:

As stated in PC Mag "If you've ever had a package stolen from your porch or had a car broken into while parked in your driveway, there's a good chance that the perpetrator was long gone before you even found out you had been victimized. There's an even better chance that you'll never know who committed the deed. If this sounds familiar, it might be time to invest in an outdoor security camera."

As part of the article by PC Mag, they offer a comparison of 12 different models, including price, description, and pros/cons.

PC Mag: "The Best Video Doorbells for 2021", Feb 23, 2021

www.pcmag.com/picks/the-best-video-doorbells

Consumer Reports:

According to Consumer Reports, "most of the models we tested don't deliver the high-definition video quality their manufacturers promise under all situations. And many models require you to pay monthly fees for... cloud video storage and monitoring zones..." Their tests focused on "how quickly a camera sends alerts to your smartphone", "video quality", and "smart features... these factors can make or break your experience with wireless security cameras and video doorbells." Also, "due to continued hacks of wireless security cameras and the growing privacy concerns around video doorbells... we test these cameras for data privacy and security."

Consumer Reports also describes the difference between "Wireless Security Cameras" and "Video Doorbells", with pros/cons of each.

Their suggestions for "How to Choose a Home Security Camera" are:

1. Choose Your Camera Type
2. Pick Your Power Source

(Continued on next page)

Oakwood Community Contribution

3. Compare Cloud Storage Plans
4. Consider Your Privacy

The article includes a description with things to keep in mind.

Consumer Reports: "Home Security Camera Buying Guide", Jan 20, 2021.

www.consumerreports.org/cro/home-security-cameras/buying-guide/index.htm

Good Housekeeping:

An article in Good Housekeeping suggests considering "things like ease of installation, camera and audio quality, and integration with other smart home devices..." They also remind us to "keep in mind that all these connected devices will only be as good as the network they run on..."

This article reports on their consideration for the "9 best video doorbells of 2021" in various categories such as 'best overall', 'best value', 'best wide-lens',

'best wireless', best...without a subscription', 'best feature-rich', 'best touchless'. Each includes descriptions, price, and "why we love it".

Good Housekeeping: "9 Best Smart Video Doorbells of 2021", Jan 29, 2021

www.goodhousekeeping.com/home-products/g34845519/best-smart-video-doorbell-cameras/

Buyer's Guide:

Buyer's Guide lists the "Top Ten Video Doorbells 2021" with bulleted features or highlights of each product.

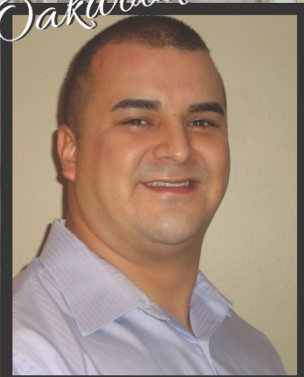
Buyer's Guide: "Top 10 Video Doorbells 2021", March, 2021

<https://buyersguide.org/home-security-cameras/t/doorbell>

-Your Oakwood Neighborhood Watch

Your Neighborhood Realtor Jon Rodriguez

*9 Year Resident
of Oakwood*



Are you looking to move?

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jonyr73@yahoo.com



Oakwood News: Lake Management Committee

Dock and Lock Program Begins on April 1st

The Dock and Lock program for Oakwood off-lake residents for this year begins on April 1 and ends on October 30th. Registration begins on March 15st.

To take part the Dock and Lock Program:

A One Hundred Dollar Refundable Registration Deposit is required to be submitted to the OHA with the Lake Charles Lock and Dock Space Request Form. The Deposit will be returned at the end of the season or when the boat is removed from the OHA Dock and Lock area provided that the owner has followed the OHA Common Area rules that apply to the Dock and Lock program.

For further information and the request form see the Common Area Rules section 7 found in the 2020 Oakwood Directory or at the OHA website at www.oakwoodha.org.

Ken Brennan



Boats Registration



BOATS ON LAKE CHARLES MUST BE REGISTERED WITH THE OHA AND DISPLAY A RED AND WHITE DECAL!

REGISTRATION IS FREE

TO REGISTER YOUR BOAT :

The application form is available from the OHA web site as part of the Rules for Common Area at www.oakwoodha.org or can be requested by mail at OHA Lake Management, 4 E. Ogden Ave. #313, Westmont, IL 60559.

Westmont and Oakwood HA Awarded Grants

Both the Village of Westmont and the Oakwood Homeowners Association have been awarded Water Quality Improvement Grants from DuPage County. The Village of Westmont project is to retrofit the basin located on 61st street and Cumnor.

Oakwood's project is to stabilize 100 feet of Eastern Shoreline Path shoreline to improve water quality using bioengineering practices. The goal is to reduce pollutant loading associated with shoreline eroding into Lake Charles and the Salt Creek watershed.

This is the second year that DuPage County awarded a water quality grant to Oakwood. Last year twelve members of the Oakwood community volunteered to make a difference by installing plants along the shoreline. Fifty percent of the planting was done by volunteers the remainder was done by a paid landscaper. This saved over \$500 in the cost of the project. Please consider spending a few hours of your time along with your neighbors. Call Ken Brennan at 630 323-5493 or email me at info@oakwoodha.org to volunteer. Come and make a difference.

Ken Brennan



ATTENTION LAKE FRONT HOMEOWNERS:

SPRING RAIN STORMS ARE IN THE FORCAST

During a past heavy spring rain storm a paddle boat floated off the owners shoreline and BLOCKED the outlet, causing the lake to rise above the normal capacity. This event can certainly happen again.

Things to do:

1. Tie up or lock up your boats so they cannot float off
2. In anticipation of heavy storms, secure items like, floats, life jackets, potted plants, and other things that may blow around during the storm.
3. Going out of town for a few days? Secure your property in the anticipation of a heavy storm.
4. Register your boats. There is no charge for the boat tag.

Oakwood News: Lake Management Committee (continued)

Every Curb is a Shoreline - or - Lawn to Lake

The storm water system in our subdivision takes the storm water from the streets and brings it to the lake. Along with the storm water everything from cigarette butts to lawn fertilizer flow into the lake. The phosphorus in the fertilizer is a major nutrient needed by the algae that cause the algae blooms in Lake Charles. Please consider using low or phosphorus free fertilizers this year when you purchase fertilizer. Established lawns do not need the phosphorus.



The Bald Eagle has Landed!

A Bald Eagle was sighted this week at Lake Charles!

On Sunday, March 7, 2021 we saw him swooping around the lake, and he (she?) eventually perched on one of the taller dead trees at the peninsula. On Monday morning, this same Bald Eagle was standing at the edge of the ice near the Western shoreline, presumably looking for a fish catch.

We had seen Bald Eagles last year, April, at Lake Charles. Both mature and adolescent creatures had frequented the lake, hunting for food. Maybe they've always come through, and perhaps working remotely gave us the chance to observe these magnificent creatures. Regardless, it's a real thrill to see their stately postures when perched, and their powerful flight maneuvers.

If you have tall dead trees on your property, and if they're not threatening to your house, please let them remain in place.

Bald Eagles and our Great Blue Herons prefer these high, unobstructed views. (The white Egrets also use the high perches occasionally.)

Lake Charles is vibrant with various wildlife. What a pleasure to know that we are hosting Bald Eagles here as well!

-Denise Barrett

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ADVERTISE HERE

For information on how to advertise in the Oak Leaf please email info@oakwoodha.org.

Annual cost to advertise (4 issues) is as follows:

Business card (2" h X 3.5" w): \$70
Double size (4" h X 3.5" w): \$140
Half Page (4" h X 7.5" w): \$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!



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Oakwood News: Quarterly Market Outlook



Hello Oakwood,

As always I hope you are all safe, healthy and have weathered (pun intended) the last month of this crazy winter as best as possible. Spring is right around the corner and if you're like me, the last few days of milder weather has me feeling pretty optimistic. So, being an article about real estate I'll cut to the chase. If you're thinking of putting your house on the market, don't wait. A seller will always negotiate the best deal when demand is high, and supply is low. That's exactly what's happening in the real estate market today. Check out the status of our local market over the last two months and see how it compares

to 2020 in homes for sale, new listings, and closed sales.

	Westmont				Oakwood			
Detached Single Family	Jan 2020	Jan 2021	Feb 2020	Feb 2021	Jan 2020	Jan 2021	Feb 2020	Feb 2021
Homes For Sale	37	18	42	21	2	4	1	3
New Listings	18	16	24	28	0	2	1	0
Closed Sales	11	12	04	18	1	0	1	2

Source: Midwest Real Estate Data.

Normally, spring is the busiest season in the housing market – the time when many homeowners decide to list their houses. While this is obviously not a normal year since the pandemic is still upon us, experts are optimistic that consumer positivity around selling will lead to more homeowners making moves this year. The fact that there are so few houses available for sale today is one driver that's encouraging consumers to think more positively about selling. With so few homes available to buy, your house will be more likely to rise to the top of an eager purchaser's wish list in this competitive market. Today's high buyer activity is creating upward pressure on home prices and more multiple-offer scenarios. According to the Realtors Confidence Index Survey from NAR, the average home for sale is receiving 3.7 offers today, up from 2.3 offers just one year ago. This makes selling even more enticing.

IT'S A SELLERS' MARKET

Over the past year, homeowners have gained an unprecedented opportunity to win big by selling in today's housing market

	JAN 2020	JAN 2021
Houses are selling in half the time.	43 days on market	21 days on market
Homes are getting more offers, creating more bidding wars.	2.3 offers	3.7 offers
The median sales price is up 14.1%	\$266,300	\$303,900

Source: latest data available from NAR

Positive Thinking

In this kind of sellers' market, you have a huge advantage in the process. And here's another win – you can also use your equity toward a down payment on a new home when you move. If you pressed pause on selling your house last year, now may be the best time to put your plans back into motion while inventory is so low. Let's connect today to get the process started.

If you need some advice on selling your home this spring I'm happy to help. Buyers are interested and may be looking for a home just like yours.

Your Oakwood neighbor,

Dave

DAVE SZYMENDERA

Baird & Warner | REALTOR®
724 Ogden Ave.
Downers Grove, IL 60515

312.371.1519

dave.szymendera@bairdwarner.com
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Westmont News: From the Village Board



Hello neighbors! It's great to see so many of us out and about taking advantage of the warmer weather. Please continue to visit all of our businesses in town. Here are a few updates...

Stormwater Grants & Projects

Each year the DuPage County Stormwater Management Planning Committee is responsible for approving annual water quality grants. As a member of the committee, I can attest that every grant application is thoroughly evaluated & vetted. With that, I am excited to share that both Westmont and the Oakwood HOA were selected to receive funding for two of only six countywide projects.

OHA submitted a \$2.5K project to fund Lake Charles shoreline restoration and was awarded a \$500 grant. A special thanks to Oakwood resident Ken Brennan for taking the time to submit the lengthy grant application! The Village submitted a \$530K project to upgrade the detention basin @ 61st Street & Cumnor Road and was awarded \$134K grant. The remainder will be funded by the Westmont Stormwater Fund.

Storm Sewer Maintenance

Westmont Public Works (WPW) has a progressive Storm Sewer Maintenance Program, which includes storm sewer jetting, catch basin cleaning, street sweeping, and ditching, which reestablishes the ditch line to improve storm water flow. WPW provides routine detention basin inspections, however, prior to significant rain events, staff performs inspections in our problematic locations, inspects storm structures throughout the Village and clears obstructions such as leaves and other

debris, as well as monitors nuisance areas during rain events.

Stormwater Management Projects

WPW is consistently improving Westmont's storm water system with a variety of projects. Here are a few recently completed:

- 61st / Richmond Stormwater Detention Modification Project
- Deer Creek Detention Modification Project
- 2019 FDHQ Detention Basin Project
- 2019 400 Block North Warwick Stormwater Management Project
- Cumnor / 61st Streambank Stabilization Project
- Engineering Study: Grant / Richmond Flooding Concerns

Flood Preparation Tips for Residents

There are ways you can help decrease the risk of flooding on your property. Here are a few tips. Again, feel free to reach out if you ever have any questions.

- Perform routine landscape maintenance and stabilize ground with vegetation to prevent erosion of soils / mulch.
- Pick up leaves and debris throughout your yard.
- Pick up garbage/litter in and around your property. In your subdivision... do your part for the community.
- Help clear obstructions from storm manholes around your property.
- Refrain from doing the laundry or taking long showers during heavy rain events. Sanitary sewers become inundated with rain water and reduces capacity in their system which increases the probability of sewage backups into basements.

(Continued on next page)

Oakwood News: Quarterly Market Outlook

- Grading around your foundation should be reviewed to ensure positive drainage away from your foundation.
- Direct downspouts and sump pumps away from your foundation. Ensure downspouts and sump pumps are not connected to a sewer line that frequently backs up. During heavy rainfall events, sewers may reach capacity and additional runoff from our gutters puts more stress on the system, which may lead to more water backing up into homes and basements.
- Consider installing rain barrels and cisterns. Rain barrels and cisterns are large tanks that can be connected to your home's gutter downspouts. They are an easy and inexpensive way to capture and store water falling from gutters, which can later be used to water gardens and lawns.
- Consider installing a rain garden or bioswale. These are native plants that reduce stormwater flow by providing a pleasant area where rain can naturally soak into the ground, instead of entering sewer systems.
- Long Term Goals: Consider Green Infrastructure (i.e. dry wells, permeable pavers, etc) to be included in any home remodeling efforts. Green infrastructure is a stormwater management practice that protects, restores and simulates the natural water cycle. Unlike grey infrastructure that relies mostly on pipes and conventional hard surfaces, green infrastructure uses soil and plants to allow rainwater to soak into the ground. Putting water back into the ground helps to recharge aquifers and reduces surface runoff to streams and rivers.

Budget Workshop

Each year, Village Staff and Board work together to develop and adopt the annual budget. The Village

Budget year runs from May through the end of April the following year. This year's budget workshop is scheduled for Thursday, April 15th, at 4:30PM. It will be a public meeting and residents will be able to attend virtually or in person. The week of the meeting, residents will be able to submit comments via an online form on the Village website. Additional meeting information will be provided on the meeting agenda once it is published. Please feel free to share any feedback or questions directly anytime.

Free Leaf Collection April 12th - 16th

As part of the contract between the Village of Westmont and Waste Management, there will be free leaf collection during the second full week of April. Starting Monday, April 12th, and running through Friday, April 16th, residents can put out unlimited kraft paper bags of leaves free of charge next to their garbage on their scheduled garbage pick-up day. Only kraft paper yard waste bags can be used for this free program.



Westmont Economic Development Update

On-Going Projects

Quincy Station - One W. Quincy Street

The developer has begun construction on this project and is moving forward. The estimated grand opening is late 2021. Quincy Station will offer 94 luxury residential apartments including hotel-style

(Continued on next page)



Westmont News: From the Village Board

services and amenities for residents. In addition, Whisky Hill Brewing Company plans to open a restaurant in the building to serve both residents and the community.

Market Centre - 63rd Street and Cass Avenue

The Market Centre development has provided home to several new businesses in Westmont including a drive-through Starbucks, Bank of America, Great Clips, the soon-to-open Smoothie King, Raising Cane's Chicken Fingers, and an LA Fitness Signature Level Fitness Club. Construction is complete on one of the Market Centre buildings that is intended for a single-tenant retail use, which plans to open this year. Two additional buildings are also planned for future construction on this property.

DuPage Medical Group Office - 303 W. Ogden Ave

Construction of the medical office building on this site is on-going and nearing completion. DuPage Medical Group will occupy the building with health care staff to provide care for clients. The anticipated grand opening is this Spring.

Curaleaf Cannabis - 11 W. Ogden Avenue

Curaleaf Cannabis is moving forward with opening their business at 11 E. Ogden Avenue, just east of Walgreens at Cass and Ogden. An opening date for this business has not been confirmed.

Cass Avenue Dream Townhomes - 420 N. Cass Ave

Construction on the Cass Avenue Dream Townhomes is on-going. Cass Avenue Dream Townhomes is a brand new, 22-row luxury townhome development located north of Westmont's Central Business District and the Westmont Metra train station.

Oakmont Point - Ryan Companies - 700 Oakmont Lane

Construction on the east building is underway, which will be occupied by Ryan Companies. Ryan Companies is a national leader in commercial real

estate services. Ryan Companies design, develop, finance, manage and construct commercial projects of all types.

New & Upcoming Projects

One North Cass Avenue

The Village is anticipating the developer will present the proposal for a multi-story, mixed-use building at One North Cass to the Village Board this Spring for consideration. This project is designed to increase the population density of downtown Westmont and play a role in increasing foot-traffic within the central business district.

Nature's Best Market - 257 N. Cass Avenue

Nature's Best has proposed the creation of an additional parking lot on Linden Avenue for their business. Nature's Best has been recognized as one of the top markets in Illinois.

Downtown Westmont Parking - North Lincoln St

The Village is working on plans to create a municipal parking lot in the first block of Lincoln Avenue north of the railroad tracks on the east side of the street. This additional parking will support the future growth of commercial businesses in Downtown Westmont.

Business Openings

Alia Rose Salon - 22 N. Cass Avenue

Reopened at a new location

Bank of America - 6160 S. Cass Avenue, Unit 102

New automatic teller services

Blue Village Vinyl Record Store - 29 E. Chicago Avenue

Relocated

Clemens Enterprises Medicare Insurance - 41 N. Cass Avenue

Relocated

(Continued on next page)

Westmont News: From the Village Board

Great Clips - v-6160 S. Cass Avenue, Suite C

New business

Karly's Boutique Shop - 4 W. Burlington

new business

Moskva Cafe - 13 N. Cass Avenue (former location Amber Cafe)

new business

Rizaei's Tailor Shop 8 1/2 N. Cass Avenue

new business

Starbucks Coffee - 6160 S. Cass Avenue

new business

Treasures of Trinity Consignment Shop - 212 E. Chicago Avenue

new business

Vincitori Italian Restaurant - 14 N. Cass

reopened under new ownership

Prescription Drug Take Back Program

The Westmont Police Department will once again participate in the annual National DEA-sponsored Drug Take Back Day. This year's events will be held on Saturday, April 24th, from 10AM to 2PM There

will be two drop-off locations in Westmont: the Westmont Police Department at 500 N. Cass Avenue, and the Westmont Fire Department at



6015 S. Cass Avenue.

Ways to Connect with the Village

- Sign up for Notify Me community alerts <http://www.westmont.illinois.gov/list.aspx>
- Join the 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.

Steve T. Nero
Westmont Village Trustee & Oakwood Resident
(630) 776-8302
E: snero@westmont.il.gov



The OHA is on Facebook. Follow us at

<http://www.facebook.com/OakwoodHomeownersAssociation>

to stay up to date with notices on events and relevant news for our neighborhood.

DID YOU KNOW THAT WESTMONT NOW OFFERS FOOD SCRAP COMPOSTING?

WHY SHOULD YOU COMPOST YOUR FOOD SCRAPS?

- **Landfill Space is Limited.** The cumulative lifespan of current Illinois Landfills is estimated to be 20 years. Diverting food waste extends the life of our landfills by saving space.
- **Food Waste in Landfills contributes to global warming.** The EPA estimates about 30% of household waste is made up of food scraps and yard waste. When buried in a landfill, compostable materials do not break down as they would in nature or in a compost pile. When out in a landfill, these items decompose anaerobically, without oxygen, and in the process become a significant source of human-caused methane released into the atmosphere. Methane is a potent greenhouse gas that is 28 to 36 times more harmful than CO₂ in regard to trapping heat in the atmosphere. Composting organics, instead of landfilling them, greatly reduces the creation of greenhouse gasses and allows organic materials to decompose and become rich soil that can be used in lawns and gardens.
- **Improved soil for a healthier lawn and garden!** There are nutrients in food waste! Once landfilled, food waste cannot be recovered.

<i>compost</i>	Nourishes plants and important organisms by returning organic matter to the soil
<i>compost</i>	Filters and holds water in soil for less runoff
<i>compost</i>	Improves soil texture for improved root growth
<i>compost</i>	Reduces the need for chemical fertilizers

HOW CAN WESTMONT RESIDENTS COMPOST?

Many residents compost at home, keeping their food scraps at the source and reaping all the benefits of the finished compost. Residents who cannot compost at home now have the option to participate in the Village of Westmont Curbside Compost Program.

Where do the curbside compost food scraps go?

Food scraps and lawn waste are taken to an IEPA licensed compost facility. Rows are turned so material can break down aerobically and turn into compost. The finished compost is typically sold to companies like Scotts.

HOW DOES THE WESTMONT CURBSIDE COMPOST PROGRAM WORK?

Beginning in April 2021, Waste Management will offer a voluntary subscription-based curbside compost program to all single family and multi-family (up to 5 units) residents of Westmont, who currently receive lawn waste collection service from Waste Management. Compost can be combined in a lidded container with lawn waste and will be picked up on the regularly scheduled waste collection day from the first full week of April through the second week of December. Placing food scraps in paper lawn bags is NOT permitted due to health and animal concerns. Residents may provide their own lidded container or rent one from Waste Management.

For program details, please visit: <https://westmont.illinois.gov/221/Recycling-Waste-Hauling>

(Continued on next page)

Westmont News: From the Environmental Improvement Committee

Residents have **two options** for containers:

- **Provide your own container:** Container may be up to 32 gal., must have a lid and handle, and a 45lb. max weight. Open containers which collect rain add too much liquid to the compost process which is problematic for the compost facility. Residents providing their own container **MUST** attach a lawn waste sticker to this each week for pickup.
- **Rent a compost toter from Waste Management:** This toter can be used for both Food Scraps and Lawn Waste. No lawn waste sticker is required. The toter will be dropped off by Waste Management and billing will be done by Waste Management on a yearly basis. The toter must be stored by residents year-round and will not be picked up during the off-season.

**To request a toter contact Waste Management (800)964-8988
or via e-mail or live chat at www.wm.com**

2021 Toter Rental Cost: \$142⁸⁰ /yr

(\$16⁸⁰ /mo which is approximately equal to the cost of one lawn bag and one lawn sticker per week.) *note that finance charges may apply for non-payment*

Residents have two size options:

64 gal. (volume = 2 paper lawn bags) -OR- **96 gal.** (volume = 3 paper lawn bags)

WHAT COMPOSTABLE ITEMS CAN BE PLACED IN THE COMPOST TOTER?

Lawn Waste

Fruits and Vegetables (including unpainted holiday pumpkins)

Leftovers / kitchen scraps (includes coffee grounds, tea bags & filters)

Breads, grains, pasta and cereal

Meat, poultry, seafood (including shells and bones)

Dairy and Eggs (including shells; no liquids)

Food-Soiled Paper products (includes paper towels, plates, napkins, egg cartons, pizza boxes)

Newspaper can be used to wrap compostables

Do NOT include these non-compostable items:

Plastics of any kind (no 'biodegradable' or 'compostable' plastic bags)

Styrofoam, Glass, Diapers, Metal, Liquids, Grease, Pet waste, Oil

Note that contaminated containers may not be collected by Waste Management.

Noteworthy Piano Studio

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630-920-1728

Westmont

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Westmont News: From the Village Communications Dept.

Communication is important to the Village of Westmont. We encourage citizens to visit our Village of Westmont website at westmont.illinois.gov for the most accurate and up-to-date information. Following are some of the current headlines and links to the full story.

NOTE: The PDF version of this article has active links to the respective website sources and is available online at www.oakwoodha.org/oakwood-news.html

Sign Up for the New Westmont E-Newsletter
<https://westmont.illinois.gov/CivicAlerts.aspx?AID=1323>

Assistance for Those Living with Dementia
<https://westmont.illinois.gov/CivicAlerts.aspx?AID=1346>

Community Asked to Assist with History of Longtime Westmont Businesses:
<https://westmont.illinois.gov/CivicAlerts.aspx?AID=1356>

Free leaf pick up in April:
<https://westmont.illinois.gov/CivicAlerts.aspx?AID=1354>

Westmont Brush & Yard waste program resumes + New Composting program:
<https://westmont.illinois.gov/CivicAlerts.aspx?AID=1353>

Best Pet Voting 3/4 to 3/14
<https://westmont.illinois.gov/CivicAlerts.aspx?AID=1355>

Police Host Prescription Drug Take Back April 24:
<https://westmont.illinois.gov/CivicAlerts.aspx?AID=1352>



Jenny Babyar
Communications Specialist
Village of Westmont
31 W. Quincy St.
Westmont, IL. 60559
630-981-6246
www.westmont.illinois.gov

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Oakwood News: Annual Audit Results

OAKWOOD HOMEOWNERS ASSOCIATION

FINANCIAL STATEMENTS
(An Illinois Not-For-Profit Corporation)

FOR THE TWELVE MONTHS ENDED DECEMBER 31, 2020

(With Independent Auditors' Report Thereon)

KFG

KMETZ FINANCIAL GROUP, INC.
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, 2020 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, 2020. 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, 2020, and the results of its operations and its cash flow for the period ended December 31, 2020 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,



Brad Kmetz
Certified Public Accountant
March 02, 2021

Oakwood News: Annual Audit Results

OAKWOOD HOMEOWNERS ASSOCIATION (An Illinois Not-For-Profit Corporation) Statement of Assets, Liabilities & Fund Balance - Cash Basis December 31, 2020

	<u>Operating Fund</u>	<u>Replacement Fund</u>	<u>Total</u>
Assets			
Current Assets			
Cash & Cash Equivalents	\$ 52,297.37	\$ 0.00	\$ 52,297.37
Investments	0.00	82,384.38	82,384.38
Total Current Assets	<u>\$ 52,297.37</u>	<u>\$ 82,384.38</u>	<u>\$ 134,681.75</u>
Total Assets	<u>\$ 52,297.37</u>	<u>\$ 82,384.38</u>	<u>\$ 134,681.75</u>
Liabilities & Fund Balance			
Fund Balance	\$ 27,897.04	\$ 106,784.71	\$ 134,681.75
Total Liabilities & Fund Balance	<u>\$ 27,897.04</u>	<u>\$ 106,784.71</u>	<u>\$ 134,681.75</u>

OAKWOOD HOMEOWNERS ASSOCIATION (An Illinois Not-For-Profit Corporation) Statement of Revenue, Expenses & Change in Fund Balance - Cash Basis December 31, 2020

	<u>Operating Fund</u>	<u>Replacement Fund</u>	<u>Total</u>	<u>Budget (Unaudited)</u>
Revenue				
Homeowner Assessments	\$ 56,864.00	\$ 0.00	\$ 56,864.00	\$ 59,350.00
Interest	32.40	2,397.85	2,430.25	1,900.00
Advertising	<u>2,170.00</u>	<u>0.00</u>	<u>2,170.00</u>	<u>1,790.00</u>
Total Revenue	<u>\$ 59,066.40</u>	<u>\$ 2,397.85</u>	<u>\$ 61,464.25</u>	<u>\$ 63,040.00</u>
Expenses				
Administrative	\$ 17,823.49	\$ 0.00	\$ 17,823.49	\$ 21,840.00
Repairs & Maintenance	<u>46,387.84</u>	<u>0.00</u>	<u>46,387.84</u>	<u>41,200.00</u>
Total Expenses	<u>\$ 64,211.33</u>	<u>\$ 0.00</u>	<u>\$ 64,211.33</u>	<u>\$ 63,040.00</u>
Excess (Deficiency)	<u>\$ (5,144.93)</u>	<u>\$ 2,397.85</u>	<u>\$ (2,747.08)</u>	<u>\$ 0.00</u>
Fund Balance:				
December 31, 2019	\$ 33,077.97	\$ 104,386.86	\$ 137,464.83	
Transfer Between Funds	\$ 0.00	\$ 0.00	\$ 0.00	
Prior Period Adjustments	<u>\$ (36.00)</u>	<u>\$ 0.00</u>	<u>\$ (36.00)</u>	
Fund Balance:				
December 31, 2020	<u>\$ 27,897.04</u>	<u>\$ 106,784.71</u>	<u>\$ 134,681.75</u>	

Oakwood News: Annual Audit Results

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

Statement of Revenue, Expenses & Change in Fund Balance - Cash Basis December 31, 2020

	<u>Operating Fund</u>	<u>Replacement Fund</u>	<u>Total</u>	<u>Budget (Unaudited)</u>
Administrative				
Accounting & Audit	\$ 3,350.00	\$ 0.00	\$ 3,350.00	\$ 3,730.00
Association Annual Meeting	0.00	0.00	0.00	550.00
Bank Charges	216.26	0.00	216.26	165.00
Committee Administration	243.66	0.00	243.66	250.00
Insurance - Liability	6,198.00	0.00	6,198.00	6,500.00
Legal & Professional	505.00	0.00	505.00	400.00
Mail Box Cost	252.00	0.00	252.00	255.00
Meetings & Events	0.00	0.00	0.00	175.00
Member/Resident Directory	1,646.40	0.00	1,646.40	1,530.00
New Residence Welcome	56.85	0.00	56.85	50.00
Postage and Delivery	220.00	0.00	220.00	250.00
Printing and Reproduction	2,484.43	0.00	2,484.43	2,150.00
Social Committee	1,417.44	0.00	1,417.44	5,225.00
Website Development	144.00	0.00	144.00	220.00
Office Supplies and Expense	1,089.45	0.00	1,089.45	390.00
Total Administrative	\$ 17,823.49	\$ 0.00	\$ 17,823.49	\$ 21,840.00
Repairs & Maintenance				
Repairs & Main. - Beach	\$ 2,789.90	\$ 0.00	\$ 2,789.90	\$ 300.00
Repairs & Main. - Lake Charles	18,402.56	0.00	18,402.56	17,600.00
Repairs & Main. - Easten Shoreline	5,425.98	0.00	5,425.98	3,750.00
Repairs & Main. - Common Area	1,377.73	0.00	1,377.73	0.00
Repairs & Main. - Improvement Pro.	1,352.22	0.00	1,352.22	0.00
Repairs & Main. - Irrigation	1,700.16	0.00	1,700.16	1,700.00
Repairs & Main. - Entrance	2,299.29	0.00	2,299.29	4,800.00
Repairs & Main. - Gen. Landscaping	13,040.00	0.00	13,040.00	13,050.00
Total Repairs & Maintenance	\$ 46,387.84	\$ 0.00	\$ 46,387.84	\$ 41,200.00
Total Expenses	64,211.33	0.00	64,211.33	63,040.00

OAKWOOD HOMEOWNERS ASSOCIATION (An Illinois Not-For-Profit Corporation) Notes to Financial Statements December 31, 2020

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.



Oakwood News: Annual Audit Results

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, 2020, 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, 2020, the Association had a profit that will be adjusted against the prior years' NOL (Net Operating Loss) carryover. These returns will be filed by the Association and are due by March 15, 2021.

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 2020 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, 2019 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.

3. Investments

Investments held to maturity consist of four Certificates of Deposit with maturities typically in excess of one year. A \$10,167.81 Certificate is held at Evergreen Bank Group with an interest rate of .90% matures on 07/09/21. A \$10,000 Certificate is held at Evergreen Bank Group with an interest rate of .90% matures on 07/25/21. A \$31,042.49 Certificate is held at Evergreen Bank Group with an interest rate of .45% matures on 12/11/21. Funds of \$43,120.18 are 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.

Oakwood Easter Egg Hunt - 2021



Due to the ongoing pandemic, we will be bringing the egg hunt to your front lawn again this year.



Date: Saturday, April 3rd

Time: Drop Off of gift bags and eggs will occur sometime between 9 and 10:30 a.m.

Location: At YOUR house for your kids only.

Please register using the Google Form: <https://forms.gle/vmFdvyUwY5ZTb3DQ6>

If you have any questions, please email vomalley@maine207.org or call my land-line: (630) 230-0235.

