

The Oak Leaf

Quarterly Newsletter for the Oakwood Homeowners Association

Oakwood News: President's Message



Hello, Oakwood!

How is it that I find myself sitting down to work on the last issue of the year again already? I could swear I just re-used the same old picture of myself in the Santa hat days ago, but that was already last year, and yeah, it's about time for a new picture of me in a Santa hat because no-one's believing that I'm still as young as I was in that picture.

I know that for a lot of people 2022 was another tumultuous year, but for Oakwood as a community it was actually pretty good. We have five committees in Oakwood, and I want to take a moment to share some of their efforts with you.

The largest of these is the Oakwood Lake Management Committee (LMC). Chaired by Ken Brennan, this group takes on the what is the Association's largest responsibility: the care and maintenance of Lake Charles. In addition to being our largest expense, this also takes the most effort,

and the volunteers who step up to manage this make it all possible. This year saw some severe battles with algae and the loss of a significant amount of plant life that had been groomed over the past several years, but this wasn't for lack of effort. The outlet on the north end of Lake Charles is also eroding, and we've been in touch with the Village as we continue to explore options to address that before it gets too bad.

The Landscape Committee, chaired by Jason Hawkins, manages the care of many of the other common areas, including Westman Beach and the cul de sacs which is a joint effort with the Village. While we do outsource mowing and some other tasks, management of this and much of the work is again volunteer, and we're grateful for all the effort. Jason is in touch with the Village often and does a great job coordinating efforts.

While not part of the Landscape Committee, I want to take a moment to thank Lou Ricciardi for his efforts to refurbish our sign at Westman Beach. Lou reached out to us and

(Continued on next page)

Check it out!!!

- View this issue on-line →
- Oakwood Events!
- 2023 Budget!



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There's more than just a long-winded President's Message!

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Oakwood
Homeowners Association
of Westmont

Oakwood: Board of Directors

Matt Johnson — President	630.455.6022
Monika Rodriguez — Secretary	847.913.6279
Lynette Tuggle — Treasurer	708.404.8155
David Koehler — Director	630.386.2039
Jeanie Smith — Director	630.921.1493
Brian Stouffer — Director	773.255.2220
David Szymendera — Director	312.371.1519

Board e-mail: info@oakwoodha.org

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Oakwood: President's Message

then took on reviving the sign (picture to the left on this page).

The Social Committee thrived this year, with awesome turnout at the Egg Hunt, Fishing Derby/Beach Party, and the Halloween Party, but we're also so excited about the great turnout and feedback at our first OAKtoberfest. It took several years to get off the ground, but it was an absolute hit that attendees really enjoyed. Like everything else in our community, the social events are run by volunteers, and while many people helped make them happen, I want to especially thank Vicki O'Malley, Brad Alexander, Leslie Ott, and Fred Leinweber for being the people to take point on each of the events. There are a lot of moving pieces to make these happen, and I'm grateful to have these wonderful neighbors taking the reins.

The Welcoming Committee, chaired by Monika Rodriguez, had their hands full this year. As you can see on page 6, there were 18 homes in Oakwood that sold and had new owners move in, and efforts are always made to greet our new neighbors.

Lastly, the Communications Committee, which I chair, was able to get all four Oak Leaf newsletters put together and out, and with the incredibly helpful assistance of Monika Rodriguez, the 2022 directory will (hopefully) get delivered before 2023. I intended to have it out in the Fall, but this year was immensely busy for me, and I struggled to get it done. As always, I want to take this opportunity to voice that we encourage residents to join our e-mail list, which you can do by contacting us at info@oakwoodha.org. We never share contact information, and we work hard to limit communications so we don't spam your in-box. Many of you also know that this e-mail address is a pretty good place to reach us to ask questions, which I work to reply to as promptly as I'm able. Communications also maintains our website, which is a wonderful resource for our documents and other assorted community information.

In addition to the committees, the OHA itself is run by an all-volunteer Board of Directors, and we were very happy to welcome

(Continued on back cover)

Oakwood Community Contribution: Neighborhood Watch

Your Oakwood Neighborhood Watch

For the last two years, a handful of Oakwood residents has initiated an Oakwood Neighborhood Watch (ONW). This handful of your neighbors would like to know what you would like for the ONW (Oakwood Neighborhood Watch) to do or to report on or to present. Send an email to OakwoodNeighborhoodWatch@gmail.com.

The following are excerpts from past issues of the Oak Leaf newsletter.

[December 2020, page 4.](#) "Neighborhood Watch Promotes Awareness and Safety Enhancements!"

"If you have not already considered investing in home surveillance, we encourage that you do; thereby also supporting our police department by offering additional eyes and digital evidence for them to follow up in their investigations.

How do you prevent victimization? It needs to be a community effort by friends and neighbors. Be diligent in locking your cars, removing your garage door openers and taking your valuables inside. This takes only a few seconds and is 99.9% effective. Don't allow these guys to be successful criminals in our neighborhood, it incentivizes them to return."

[March 2021, page 3.](#) "Oakwood Neighborhood Watch"

This article was "focused on Home Security Cameras, using sources such as PC Mag, Consumer Reports, Good Housekeeping, and Buyer's Guide"

[June 2021, page 3.](#) Invitation "to participate in "Conversation with Sgt. Weibler"

[September 2021, page 4.](#) "Home Security Cameras & Sharing and Assistance for Emergency Responders"

The Westmont S.A.F.E.R. (Sharing and Assistance For Emergency Responders). "With citizens and businesses registering their camera locations, it can help significantly speed up the investigation process," said Sgt Tim Radke.

This issue also included "DO YOU KNOW....Getting

acquainted with the Westmont Police Department website" with links to specific webpages.

[December 2021, page 3.](#) "Westmont Citizens' Police Academy"

"The goal of the program is to provide participants with a better understanding of the daily operations of the police department and to increase police-community rapport. The CPA offers an interactive, behind-the-scenes look into the different aspects of law enforcement. Participants will have the opportunity to learn about many aspects of police work including SWAT, crime scene processing, investigations, patrol operations, mock traffic stops, firearms instruction and much more."

[March 2022, page 4.](#) Oakwood Neighborhood Watch on NextDoor.

"join the NextDoor Neighborhood Watch Group that is for the Oakwood Community at this link"

<https://nextdoor.com/g/c5r0719am/>

A presentation on "Scams and Frauds" was also announced.

[June-July 2022, page 7-8.](#) "Scams and Fraud"

"the Oakwood Neighborhood Watch (ONW) coordinated a presentation on Scams, Fraud, and Theft with Sgt Radke and Officer Whitehead of the Westmont Police Department" which was held June 15th at the Police Department. Notes from the presentation can be found in the article.

[September 2022, page 3.](#) "Neighborhood Safety Tips"

"Get to know your neighbors and communicate"

"Make friends with neighbors"



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Oakwood Community Contribution: Special Recycling

'SPECIAL' Recycling Event

The Village of Westmont, in conjunction with eWorks, FlatCanRecycling, and DuPage County, has scheduled a special recycling collection event for Sat, Jan 21, 2023, from 8 a.m.-12 p.m. at the Westmont Public Works facility, 155 E. Burlington Ave. Following is a list of some of the items that will be collected:

- **TVs & Computer Monitors** - Up to 21 inches \$25 per item; over 21 inches \$35 per item - cash or credit will be accepted by eWorks on the day of the event, or visit the eWorks website for online pre-payment - recycling.eworksesi.org
- **Electronics** - No fee for items such as desktop and laptop computers, mice, keyboards, modems, cable boxes, converter boxes, satellite receivers, telephone and mobile devices, tape players, gaming consoles, power cords and network cables, chargers, VCRs, DVD players, fax machines, scanners and printers,

Electronics & More Special Recycling



tablets and portable music players.

- **Textiles** - Drapes, linens, sheets, towels, similar materials
- **Clothing & Shoes** - Shoes must be tied together in pairs
- **Books, Magazines, Paper, Cardboard** (No shredding at this event)
- **Lightbulbs** - Recycled by Westmont Public Works
- **NEW.** Recycled by Flat Can Recycling <https://www.flatcanrecycling.com>
- **Aerosol cans** (\$1/can fee), **latex paint, household batteries, & car seats**

**Westmont
Public Works Facility
155 E. Burlington Ave**

**Jan 21, 2023
8a.m.- 12p.m.**

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Oakwood News: Landscape Committee

'Greening Up' the Subdivision

You may have noticed some landscape plantings recently in the subdivision. The Village has been working with the Oakwood HOA coordinating a few landscape plantings in medians within the subdivision. These medians have historically been planted in turf grass with single parkway trees. Through discussions with the OHA Landscape Committee, interest was sparked to rejuvenate these areas and work to maximize their benefits.

Naturalized medians offer several benefits:

Environmental—landscaped medians incorporate trees and other plantings that help reduce the urban heat island effect, keeping the subdivision cooler, while also eliminating the need for weekly mowing.

Stormwater Management—medians collect and store stormwater, reducing the amount that enters storm sewers.

Beautification—median plantings will contribute to the identity and aesthetics of the subdivision.

Pollinators—native species planted in the medians provide food, water and shelter to birds and insects.



Keep an eye out, you'll notice more of these projects in the coming years! There will be new and unique tree planting schemes, incorporating native short grasses and wildflowers. For more information on similar initiatives and their benefits, check out this quick video from The Conservation Foundation:

https://www.youtube.com/watch?v=qgT_r6a-Xtk

-Jonathan Yeater

Village of Westmont Public Works Foreman -
Village Forester

Phone: 630-981-6285

Email: jyeater@westmont.il.gov

Oakwood News: LMC

Salt Smart

Residents are encouraged to utilize best management practices for snow and ice removal during the winter months. Road salts are carried into storm drains and streams via stormwater runoff. Once in waterways, these chlorides never fully dissipate and can be harmful for aquatic life.

Residents can reduce the use of road salt by following a few simple steps when removing snow and ice:

- Use less than four pounds of salt per 1,000 square feet. More salt does not equal more melting.
- Use alternative methods, such as beet juice derivative, to minimize the formation of ice.
- Remove snow prior to applying a deicer. Use just enough deicer to reduce hazard.
- Sweep up and properly store road salt after a snowstorm for reuse.



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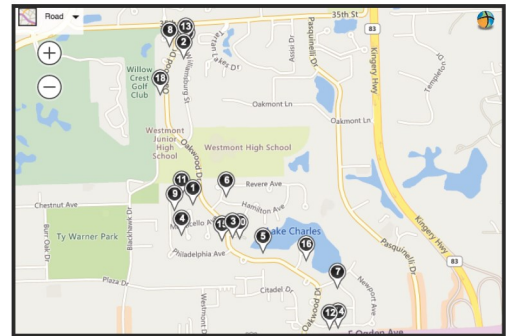


For What It's Worth

How Does Your Home Compare?

As 2022 draws to a close, I thought it would be fitting to take a look at all of the properties that have changed hands in Oakwood over the year. Currently 18 homes have new owners and 2 more are still under contract. This is up just a bit from 16 homes that changed ownership in 2021. A total of \$9,260,400 worth of real estate was bought and sold in 2022, significantly higher than \$6,645,460 in 2021. Property values escalated to new highs in 2022 and Oakwood is no exception. The median sales price in Oakwood increased from \$382,450 in 2021 to \$476,750 in 2022. That's almost a 25% increase in just one year! While home prices should continue to appreciate throughout 2023 it will be at a much lower level, bringing some needed stability back to the market.

So, in a neighborhood like ours with many similar homes, why is one worth more than the other? The answer is actually fairly simple. Every home has distinct differences. When a home is sold, a willing seller and a willing buyer determine the value of that home with the sale price. That price becomes the benchmark for other similar homes, but other factors come into play. The most important are: location, size, number of bedrooms and baths, features and finishes, condition, and curb appeal. When two homes are identical in the same neighborhood, a higher price may come down to something as simple as views, paint colors, or the overall taste of the homeowner.



Oakwood Closings - 2022

	Address	Date	Beds	Bath	List price	Sold Price
1.	817 Orleans Pl.	2/11/2022	4	2.1	\$429,900	\$473,500
2.	1110 Williamsburg St.	2/24/2022	4	2.1	\$415,000	\$415,000
3.	769 Oakwood Dr.	3/18/2022	4	2.1	\$469,000	\$469,900
4.	742 LaFayette Pl.	4/08/2022	3	3	\$384,900	\$436,000
5.	751 Oakwood Dr.	4/19/2022	3	2.1	\$695,000	\$675,000
6.	512 Hamilton Ave.	5/05/2022	4	2.1	\$459,000	\$440,000
7.	644 Champlaine Ave.	5/06/2022	5	3.1	\$650,000	\$660,000
8.	1120 Oakwood Dr.	5/27/2022	4	3.1	\$599,000	\$610,000
9.	815 Franklin St.	5/27/2022	4	3.1	\$599,000	\$631,000
10.	771 Oakwood Dr.	6/06/2022	4	3.1	\$624,900	\$625,000
11.	415 Arlington Ave.	6/10/2022	4	2.1	\$459,900	\$480,000
12.	621 Independence Ave.	7/01/2022	4	2.1	\$358,888	\$377,000
13.	405 Jamestown Ave.	7/15/2022	4	2.1	\$625,000	\$637,000
14.	629 Independence Ave.	8/10/2022	3	2.1	\$359,000	\$370,000
15.	770 Oakwood Dr.	8/30/2022	3	2	\$333,600	\$341,000
16.	725 Oakwood Ct.	9/02/2022	5	2.1	\$599,000	\$555,000
17.	1113 Williamsburg St.	9/09/2022	3	2	\$400,000	\$340,000
18.	1028 Oakwood Dr.	9/27/2022	4+1	3.1	\$725,000	\$725,000



Dave Szymendera
Residential REALTOR®

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Hello neighbors! I hope everyone is enjoying the holiday season. I cannot believe 2022 is coming to a close so quickly. The good news is we have a lot of exciting things in 2023 to look forward to. Here's a quick update on current developments throughout the Village...

Downtown Central Business District

- **West Quincy Streetscape Project** - Project underway to update the streetscape configuration in the first block of West Quincy Street; Proposed to be completed in 2023
- **3 W. Quincy Street - Whisky Hill Brewing** - Project approved, Proposed to be open in 2023
- **15 W. Quincy Street - Sushi Restaurant** - Proposed to be open in 2023
- **111 S. Cass Avenue - New Holy Trinity Parish Center** - Project approved, construction proposed to begin 2023
- **100 S. Cass Avenue - Animal Rehab Clinic** - Project approved, work started, proposed open in 2023
- **8 N. Cass Avenue - Lynn Architects** - Proposed to be open in December 2022
- **34 N. Cass Avenue - Beauty and the Baker** - Proposed to be open in Summer 2023
- **210 N. Cass Avenue - Citywide Home Health and Home Care Service** - Proposed to be open in 2023
- **2 W. Naperville Road - Mrs. T's Pizza** - Proposed to be open in 2023

South Business District

- **6490 S. Cass Avenue - Belle Tire Store** - Building a new store, proposed to be open in 2023
- **80 W. 63rd Street at Westmont Market Center - Freddy's Frozen Custard and Steakburgers** - Proposed to be open in 2023

North Business District

- **420 N. Cass Avenue - Cass Avenue Dream Homes** - Final phase under construction, Proposed to be completed in 2023
- **725 Pasquinelli Drive - McGrath Auto Body Repair Shop** - Proposed to be open in 2023
- **910 Pasquinelli Drive - 5/3 Bank Operations Center** - Proposed to be open in 2023

Holiday Tree Pickup Jan. 3-14th

Waste Management will provide their annual holiday tree pickup service January 3-14th. There will not be any recycling/waste hauling collection on Monday, January 2nd, 2023, due to the holiday. The remainder of

the week will follow the usual holiday schedule with each pickup being one day later than your regular pickup day (IE: Monday pickups will occur on Tuesday; Tuesday pickups will occur on Wednesday; etc.) The last pickup of the week will be on Saturday, January 7th, 2023.

Holiday trees should be put out to be collected for composting along with your other recycling and garbage on your typical pickup day. Trees must be free of decorations, tinsel, and lights to be picked up and composted. Also, trees should not be placed in garbage bags. For more information, please contact Waste Management at (800) 964-8988.



Westmont Restaurant Week Begins Jan. 19th

The Westmont Chamber of Commerce has announced its 7th Annual Westmont Restaurant Week to be held January 19 - 29, 2023. Westmont

Restaurant Week offers patrons a wide range of dining options while showcasing that you can "Dine



(Continued on next page)

Westmont News: From the Village Board (continued)

around the World in Westmont". Westmont Restaurant Week is the perfect opportunity to try a new dining location or visit a favorite dining destination. The list of Westmont Restaurant Week participants will be listed in the Westmont Chamber of Commerce website at www.westmontchamber.com starting January 19th, 2023.

Local Elections April 4th, 2023

On Monday 12/12 I filed my petitions to run for re-election in the upcoming consolidated election on April 4th for Village Trustee. I appreciate all the Oakwood residents that signed my petition to get me back on the ballot for another term. I enjoy serving on the Board and hope to earn Oakwood's support for another term. More to come after the holidays but feel free to reach out any time about my campaign.



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.

A handwritten signature in black ink, appearing to read "Steve T. Nero".

Steve T. Nero
Westmont Village Trustee & Oakwood Resident
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Westmont News: From the Westmont Chamber of Commerce



Westmont has had a strong 2022 for new projects. This positive level activity is being experienced throughout the community which clearly demonstrates that both businesses and developers find Westmont to be a highly desirable

place to invest and do business. Here is a list of projects completed in 2022 (Westmont projects underway that are scheduled to be completed in 2023 can be found in the "From the Village Board" article in this newsletter).

Larry Forssberg
Executive Director

Westmont Chamber of Commerce



1. **1 West Quincy - Quincy Station** was open to residents in July 2022 and is currently 95% leased.
2. **4 West Quincy - Addington Plaza** was opened to the community in June 2022
3. **7 West Quincy - Harolds Shrimp and Chicken Restaurant** opened in October 2022
4. **11 West Quincy - Tapatio Mexican Restaurant** opened in September 2022
5. **37B West Quincy - Saxton Dance Shoppe** relocated in November 2022
6. **6436 S Cass - Salon Studios South** opened in August 2022
7. **6320 South Cass - Medical Office** to open in the fall of 2023
8. **6115 South Cass - Sessa's Beauty Salon** opened in August 2022
9. **6160 South Cass - Encore Dental** will open the March 2023
10. **6100 South Cass - Former Westview South Plaza** property is currently being considered for a new Car Wash and an additional retail store pad on this site.
11. **141 South Cass - RR Financial Services** opened in July of 2022
12. **36 South Cass - Tamara Makeup and Hair Artistry** opened in April of 2022
13. **15 North Cass - Dolce Restaurant and Wine Bar** relocated to a larger space in July 2022
14. **31 North Cass - Golden Basket** relocated in March of 2022

15. **38 North Cass - Pitzer & Karen Butterfield State Farm** offices opened in May 2022
16. **124 North Cass** - Proposal for a beauty salon is going to a public hearing in December 2022 with plans to open in the spring of 2023
17. **207 North Cass - Kim's Uncle Pizza** opened in July 2022
18. **649 North Cass - Dough Daddy's Pizza** opened in November 2022
19. **659 North Cass - Westmont Music Academy** opened in January 2022
20. **671 North Cass - Sweet General Bakery** opened in August 2022
21. **825 North Cass - Niche & Company Catering & Events** opened in winter of 2022
22. **3500 Midwest Road - Willow Crest Golf Course Redevelopment** proposal in process and not yet scheduled for a public hearing.
23. **6319 South Fairview - Geode Health** opened in June of 2022
24. **19 West Ogden - TQLA** opened in June 2022
25. **550 East Ogden - Oakbrook Toyota in Westmont** undertook a dealership facade update and building refresh in 2022
26. **700 East Ogden - Center For Healing & Integration** opened in July 2022
27. **832 East Ogden - LashBar Westmont** opened in May 2022
28. **770 Pasquinelli Drive - Dawson Neurobehavioral Group** opened July 2022
29. **305 Quail Ridge Drive - Elevate Counseling + Wellness** opened in September 2022
30. **365 Quail ridge Drive - Gunn & Pegelow Btu Company** opened in May 2022

The outlook for economic development growth trends in Westmont is very bright. Discussions are proactively ongoing for new businesses and projects in the Downtown Westmont B-1 Business district, our South Westmont Business District, the Ogden Avenue Business corridor as well as Pasquinelli Drive business park corridor. Activity in our manufacturing zoned business districts is also very active as the demand for warehouse, trade & craft services as well as production space is strong in the entire region.

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

Westmont Building Code Updates Effective Dec. 1 - The Village of Westmont recently approved updates to various aspects of the Westmont Building Code to reflect joint recommendations by the Westmont Community Development Dept. and the Westmont Fire Dept. Please visit westmont.illinois.gov for details.

Working Smoke Alarms Save Lives - New Law Begins Jan. 1 - The Westmont Fire Dept. wants everyone to know that a new state law regarding smoke detectors will go into effect on January 1, 2023. The new law requires purchases of any new smoke alarms to have a non-removable, 10-year sealed battery. For more information please visit westmont.illinois.gov for details.

County Launches 211 DuPage - Recently DuPage County launched 211 - a free, confidential information and referral service that can be accessed via phone and internet. 211 DuPage provides a convenient point of contact to local health and human services 24-hours a day, 365 days a year. For more info dial 211 or visit 211DuPage.gov

Volunteers Needed at People's Resource Center - As we enter into the holiday season, People's Resource Center (PRC) in Westmont is in need of volunteers. PRC provides services and resources including food, clothing and other support to help residents in need. To see a list of volunteer positions available please visit PRC.org

To make sure you are staying current with Village information, sign up for **NOTIFY ME** and receive updates regarding news releases, agenda postings, and calendar entries. To sign up, go to the Village website at westmont.illinois.gov and click on the **NOTIFY ME** link.



Jenny Babyar
Communications Specialist
Village of Westmont
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Oakwood News: 2023 Budget

Income	
601 · Assessments	
6012 · Assessments Current Year	61,505.00
6013 · Late Fees	1,000.00
6014 · Lien File Fee	480.00
Total 601 · Assessments	62,985.00
604 · Advertising	
6041 · Advertising - Oak Leaf	980.00
Grant from County for Cul-de-Sac	460.00
Other Income (Two Split the pots)	95.00
Total Income	64,520.00
Expense	64,520.00
Lake Man. Committee	
803 · Lake Charles Water Maintenance	
80302 · Lake Water Testing Program	550.00
80304 · Fish Restocking Program	4,000.00
80305 · Fish Feeder	900.00
80307 · Aeration Program	900.00
80308 · Aeration Electrical Running Cos	2,000.00
80309 · Algae Control	10,400.00
Total 803 · Lake Charles Water Maintenance	18,750.00
806 · Eastern Shoreline Maintenance	
80601 · Minor Repairs, Clean up	600.00
80602 · Mulch for Eastern Shoreline	100.00
80603 · Emergent Plants - Eastern Shore	1,000.00
80604 · Weed Control and Abatement	1,500.00
80605 · Tree Removal	1,200.00
Total 806 · Eastern Shoreline Maintenance	4,400.00
83002 · Lake Management Committee Admin	
830021 · Training and Books	500.00
830022 · Volunteer Appreciation	150.00
830023 · Lake Committee Administration	150.00
Total 83002 · Lake Management Committee	800.00
Total Lake Man. Committee	23,950.00
Landscape Committee	
80201 · Beach General Maintenance	1,500.00
80202 · Common Area Maintenance	500.00
80203 · General Landscape Maintenance	13,600.00
80204 · Cul De Sac Improvements	1,400.00
802. · Maintenance	17,000.00
80521 · Irrigation - Entrances	
805211 · Irrigation Water - North Ent.	650.00
805212 · Irrigation water - South Ent.	650.00
805213 · Irrigation system maintenance	800.00
Total 80521 · Irrigation - Entrances	2,100.00
80522 · Entrance Maintenance	
80520 · Annual Plants	600.00

805221 · North Entrance Maintenance	500.00
805222 · South Entrance Maintenance	500.00
805223 · Christmas Lights	500.00
Total 80522 · Entrance Maintenance	2,100.00
80523 · Landscape Administration	50.00
Total Landscape Committee	21,250.00
OHA Board	
811 · Mail Box Cost	255.00
813 · Meetings & Events	
81301 · Association Annual Meeting	
813011 · A.M. - Notification and Com.	500.00
813012 · A. M. - Refreshments	0.00
813013 · A. M. - Raffle	200.00
Total 81301 · Association Annual Meeting	700.00
81302 · Meeting & Events Other	300.00
Total 813 · Meetings & Events	1,000.00
823 · Legal Services	
82311 · Corporate Registered Agent	200.00
82399 · Other Legal Services	900.00
Total 823 · Legal Services	1,100.00
83302 · General Liability Insurance	3,900.00
Total OHA Board	6,255.00
Social Committee	
81341 · Children's Halloween Party	1,600.00
81343 · Children's Easter Party	1,350.00
81350 · Oaktoberfest	1,210.00
81370 · Oakwood Fishing Derby	1,870.00
Total Social Committee	6,030.00
814 · Communications	
8141 · Newsletters	
81420 · Newsletter Printing	1,575.00
81430 · Newsletter Delivery	640.00
Total 8141 · Newsletters	2,215.00
8171.Welcome New Residents	75.00
8181 · Web Site	145.00
Total 814 · Communications	2,435.00
820 · Financial	
821 · Auditing & Accounting	
82101 · Audit Fees	3,600.00
Total 821 · Auditing & Accounting	3,600.00
840 · Financial Admin	
8401 · Postage	430.00
8402 · Supplies	500.00
8403 · Bank Charges/Lien Fees	35.00
8404 · Printing/Folding	35.00
Total 840 · Financial Admin	1,000.00
Total 820 · Financial	4,600.00



Oakwood News: President's Message (continued)

(Continued from page 2)

David Koehler to the team this year. This is the last year that Lynette Tuggle will be on the Board, and every resident of Oakwood really owes Lynette a tremendous "Thank You" for all of her efforts to keep our finances and our spend in line and to collect on dues from non-paying homeowners (of whom sadly there are too many). Lynette will leave some large shoes to fill, but we're excited about some of the discussions we're having to address this matter.

On the topic of money, I can't pretend that the inflation matter won't be a problem for us going into 2023. While the 2023 Budget (see page 11) was able to be locked in, this was quite a bit more difficult than in past years. Costs are WAY up, and some cuts had to be made. Our governing documents limit our ability to increase dues more than 3% per year, which means we're currently unable to keep up with the inflation rate and the rise in costs we're incurring. While it's too late to do anything for 2023, I expect we will be exploring updating our CC&Rs to accommodate keeping up with inflation. While we are able to make cuts now, we cannot generally recover from lost opportunities like this, meaning we will slip further behind until inflation drops below 3%, which limits our ability to perform the maintenance and all of the other services I've been discussing in this article. In the meantime, we've already started some discussions on potential fundraising opportunities we intend to explore. Several people have talked about what this community means to them and to their families, and we want to keep that sense of community and all of these events functioning, so I hope that people will choose to participate in our efforts to keep them alive and successful.

I also want to voice that it's been a long-time goal of mine to move more of Oakwood's functions into systems. Having a login on our site would help with dues management, directory information collection, e-mail list participation, and many other tasks, however this, as with everything, takes time and money, and unfortunately money is something we will now have even less of with the belt-tightening the economy is putting on us. We realize that there will be numerous areas for cost saving in making a

move like this, but the investment and on-going costs still exceed that gain, and this stays just out of reach.

The financial challenges we'll face in 2023 aside, there are a few other notable matters we'll be addressing.

First, the elephant in the room with the proposed development at Willowcrest (aka: Oxenfree). At this time I don't have anything new to report since the last updates we send out several months ago. That doesn't necessarily mean nothing's happening, just that I haven't received any information to report.

Next is the growing realization around rental properties in Oakwood. Most of these are not a problem, and most people aren't aware that we likely have as many as 20 homes in Oakwood that are rented out (yes, that's about 4% of the properties in the community). The OHA does not have control over this, and I would not propose that the OHA *wants* control over this, but it has been presented that it's generally unaccounted for in our governing documents, which is something we expect to review in 2023. I'm not saying that there will be changes or that we even want to make any changes because this hasn't been discussed yet, but I can't deny that some questions residents have asked are challenging if not impossible to answer given the current wording we have in place. Clarity on matters like this is always helpful.

While there will certainly be challenges and some changes, I'm optimistic that 2023 will be another year full of opportunity and community for the residents of Oakwood. As always, I encourage all of you to get involved. Get to know your neighbors. Join in our numerous community events. Volunteer just a little time when you're able to keep these efforts alive. Help keep Oakwood the community that's still so highly desired within Westmont. I've been in this role a long time (someone born when I took on this position can now drive a car), and I wouldn't be here if it weren't for all of you helping make this a community I care so much about.



Matt "thank you, Oakwood" Johnson
President, Oakwood Homeowners Association