



A not for profit corporation

2023 Annual Meeting Minutes
Tuesday, April 24, 2023

Board Attendance:

	Name	Officer	Committee Head
X	Matt Johnson (Dir)	President	Communication
X	Brian Stouffer (Dir)	Vice President	
		Treasurer	
X	Monika Rodriguez (Dir)	Secretary	Welcome Committee
X	David Koehler (Dir)		
X	Jeanie Smith (Dir)		Communication
X	David Sopczynski (Dir)		
X	Dave Szymendera (Dir)		
X	Ken Brennan		Lake Management
X	Jason Hawkins		Landscaping
	Yvette Johnson		Social
X	April Johnson		Social

The meeting was called to order at 7:02 p.m. by Matt Johnson.

83 households were represented; a quorum was present; 47 households are needed.

The chair will entertain a motion to waive the reading of the minutes of the April 19, 2022, Annual Meeting of the Oakwood Homeowners Association, Dave Szymendera responded so moved, Brian seconded. Motion passed unanimously.

The chair will entertain a motion to approve the minutes of the April 19, 2022, Annual Meeting of the Oakwood Homeowners Association, Brian Stouffer responded so moved, Dave Szymendera seconded. Motion passed unanimously.

Matt welcomed OHA households.

The current Board of Directors was introduced, and the meeting began with the election process.

President's Report – Matt Johnson

Matt welcomed homeowners and families.

Changes in 2022-2023

- Covid-19 impact:
 - Monthly Meetings of the Board of Directors, library not open past 8pm. Meetings are held via Zoom, all are invited to attend.
 - Social Events, great turnout



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- Willowcrest (Oxenfree):
 - At the recent meeting of the Westmont Planning and Zoning Commission, the group voted down the current Willowcrest (Oxenfree) proposal with a 5-1 vote.
 - No news on any further attempts
 - Thank you to Oakwood residents in attendance.
 - Oakwood homeowner poll results were provided to Village.

2023-2024 Targeted Changes

- 50th Anniversary, several original homeowners in attendance, looking for historical information.
- Fundraising initiatives
- Website overhaul, with online voting and payment capabilities
- Updates to By-Laws and/or CC&Rs to address voting changes and rate rules to account for inflation.
 - In 1973 the dues were \$60, in 2023 dollars that equates to over \$400 a year.
 - 2022 dues were \$130.

Matt outlined the meeting procedures to keep the meeting moving along.

Treasurer's Report – Lynette Tuggle

- Total Expenditures: \$63,360
 - Lake Management – \$23,211
 - Landscape – \$20,041
 - Audit, Insurance, Legal – \$7,568
 - Communication – \$4,077
 - Administrative – \$2,738
 - Social events – \$5,708
- Budget deficit of \$2,174
- Annual dues will increase to \$134.

Darlene Garay noted that the budget in the Oak Leaf does not show that money is being put into the replacement fund. Bank interest is always put into the replacement fund, but otherwise additional money was not put into the replacement fund.

Candidates for OHA Directors

7 Seats on the OHA Board; 4 positions open in the even years, 3 positions up for election in the odd years.

Matt introduced each candidate; all 3 are existing board members. Election procedures were outlined.

Monika Rodriguez
David Sopczynski
Dave Szymendera



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Rules of the count were presented by Matt. DuPage County ballot example was given as an example.

Each homeowner was provided a ballot and able to select 3 candidates. The ballots were collected, and the count was announced later in the meeting.

OHA members can observe the ballots being counted but cannot touch. All are scanned and homeowners have the right to view. Any questions send us an email.

Registration thank you to Jim and Jeanie Smith. Ballot counting thank you to Jeanie Smith and David Sopczynski.

Special Presentation – Jon Yeater

- Chicago Region Tree Census
- DuPage County Tree Census
- Westmont Tree Census, tree canopy cover is at 27%, goal is 40%

Denise Hayes noted that she is a supporter of trees, and asked why so many trees were removed last year in Oakwood. Jon noted he will explain why later in his presentation.

- Oakwood is hotter, as is the south end of town, because of lack of tree canopy cover. Lost 30% of tree canopy cover because of ash tree removal. Plans for increasing canopy cover includes: preservation ordinance passing, school plantings, large shade tree planting, encouraging private property tree planting.
- Tree giveaway, pick up on Friday.
- Oakwood has 893 public parkway trees; 43 species, 65 different sub species, 93 parkway oak trees (10%), 9 different sub species, 218 honey locust (24%), maple (21%), elm (7.6%), linden (5.7%)
- Completed parkway pruning.
- NO volcano mulching.
- Jamestown detention basins: west side to be naturalized, east side needs to also be redone because not growing correctly.
- Median projects: trees removed were primarily maple, planning to plant more and varieties that are more beneficial to the ecosystem.

Jessica Zebrauskas asked how cul-de-sacs will hold up to snow piles if there are landscape plants to be put in around trees. Jon notes that the species planned are self-tolerant and they do not seem to have issues. Some will die back, and the salt may damage some, but risks must be managed.

Madhu Khiani asked if anything was being done about uneven sidewalks. She noted that over Easter she tripped walking and hurt herself. She has contacted Public Works who came out and now the issue is with the Risk Department. Jon notes that Safe Step grinds down sidewalks for the Village and if they cannot be ground then the concrete will have to be replaced, concrete work is seasonal and will need to wait for that work to be completed.



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Adrian Barkan asked if there was an end game for the ash trees and if they will ever come back. Jon noted that most likely they will come back, the Morton Arboretum is conducting studies to see about ash tree tolerance.

Glenn Stone asked if the cul-de-sac near the 600 block of Oakwood would ever be fixed, as the curb is run down. Jon noted that this would have to be repaired when the street was resurfaced. In addition, Glenn also asked if anything could be done as there are big ruts in the cul-de-sac. Jon noted that he will look at the cul-de-sac again to see what can be done.

Greg Fredricks asked what the life expectancy of the locust tree was. Jon stated that the life expectancy is usually around 68 years.

Denise Hayes noted that trees are beneficial when they are alive but can also be beneficial when dead as many animals sit in the dead established trees. Denise noted that she would like to see dead trees stay in place even when dead. Jon noted that it is not always possible to keep dead trees and that risks must be managed to keep parkways safe.

Tadas Brutus noted that there is a nature trail for residents along the lake. Those trees that do fall in the lake are beneficial for oxidation, fish habitat. Risk is essentially gone when the trees fall into the lake.

Jerry Harlow asked about the tree in the cul-de-sac on Orleans and if there were any plans for the cul-de-sac. Jon noted that the tree was a Russian olive tree, an invasive species and because it is still a solid tree, there were no plans to remove the tree.

Tory Kranz noted that his property is adjacent to the golf course and that during the last storm, branches from trees on the golf course fell onto his property and damaged his shed. He asked what can be to get the golf course to remove the trees. Jon noted that Tony should call him, he will assess and then contact the golf course about possible removal.

Janet McGivern applauded Jon's efforts during his tenure. She noted that she believes it is safer to walk on the streets of Oakwood than the parkway. Janet also asked why one of the new trees planted is growing sideways. Jon noted that the tree is a jack pine and that it will have a crook but will also straighten out.

Carlos Rivero asked if speed bumps could be installed on Oakwood and who manages these inquiries as no one respects the stop signs or speed limits on Oakwood. Most recently two people were hit by cars in Oakwood. Jon noted to work with the Police Department for enforcement.

Lou Biccardi asked if there were any plans for planting in the cul-de-sacs. Jon noted that no renovation plans were set.



Committee Reports

Lake Report – Ken Brennan

- Happy 50th Anniversary
- Thank you to all the LMC volunteers.
- History, recreational activities are still all available on Lake Charles
- Lake is looking healthy.
- Boat ramp available on East side of beach.
- Algae is always a problem, during the summer lake is treated every two weeks to reduce the algae.
- Largemouth bass will be restocked.
- Fishing is good for striped bass, crappie, bluegill and catfish. Catch and release lake.
- Aerators keep up oxygen levels, therefore fish population healthy.
- There is a relaxing path on the Eastern Shoreline, 1000 feet of path, new stone was added at the start of the path, 3 benches are provided, and 2 fishing piers.
- Lock and Dock program for those not on lake.
- Eastern Shoreline Cleanup, May 6, 9am-12pm. For those able to help, will purchase bags of crushed stone to put on the path.

Jessica Zebrauskas asked if there is a coordinated plan or goal of what the Eastern Shoreline Path will look like. There has been a lot of clearing, but she was wondering what the plan is and who is involved in planning for the future of the Eastern Shoreline. Ken notes that 2 oak trees and 10 saplings have been planted but will take time to grow. He also noted that the Lake Committee regularly discusses the Eastern Shoreline. Buckthorn and honeysuckle have been cleared.

Tadas Brutus asked if there was a way that people could see when the next Lake Management Committee meeting was. Ken noted that anyone interested should contact him directly for meeting information.

Matt Johnson noted that the number one offender of speeding in Oakwood is Oakwood residents.

Bettina Wolfgang noted that people not stopping at stop signs and speeding is a chronic problem. Matt also noted that residents should reach out to Steve Nero about their concerns.

Communications Report – Matt Johnson

- Village Website can be used to report issues that need to be assessed.
- Introduced Communication Committee
- Oakleaf, quarterly newsletter, is still in print because we do not have email addresses for all residents and information must be sent to homeowners. Hopefully will move away from printing.
- Website – www.oakwoodha.org
- Email distribution list – email us at info@oakwoodha.org, currently have 488 active email addresses.
- Nextdoor.com
- FB page – facebook.com/OakwoodHomeownersAssociation



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- Phone numbers for the board are published on the front page of the Oak Leaf
- Huge thank you to regular contributors:
 - Steve Nero – Village Board updates
 - Dave Szymendera – Market Outlook
 - Jenny Babyar – Village Communications
 - Carol Johnson – Oakwood Neighborhood Watch
 - Committee Chairs and Members
 - Oakwood Residents
- Advertisers – large part of communication, please support Advertisers.
 - "Jon" Juan Rodriguez: Century 21
 - Stephanie Kramer: Keller Williams Realty
 - Jack Hubeny: Law Offices of John R. Hubeny, P.C.
 - Kim Hoehler : Light Bright Pet Sitting
 - Michalina Rodek: Michelle's Cleaning Service
 - Gary Armstrong: Next Door and Window
 - Patricia (Patti) Nyien, NCTM: Noteworthy Piano Studio
- Overhaul of Website, more functionality:
 - Property Specific Accounts
 - Online Bill Payment
 - Online Voting
 - Online Directory
 - Online Forms
 - Community Vendors (discounts, promotions, fundraising)
 - Online Garage Sale
 - Committee specific pages, online signups
 - Oakwood History and 50th Anniversary
 - An Oakwood resident has graciously offered to help develop the website free of charge!!

Jerry Harlow asked what the schedule is for the roll out of the new website. Matt stated that the goal is to have the new website up and running by 4th quarter.

Jessica Zebrauskas stated it was amazing that there are proposals for updating the website and putting more information online. Jessica asked if there would be a space for interactive comments. Matt noted that there may be some legal challenges to overcome with the new website and functionality but hoping to have more availability on the website.

Landscape Report – Jason Hawkins

- 23 cul-de-sacs in Oakwood, one has been naturalized, several more are scheduled.
- May 13th, Volunteer Planting Day, 9am at Westman Beach
- No Mow Until Mother's Day initiative
- September 9th, Clean Up Ogden Avenue, replacing some planks on fencing.
- Jason and wife put up Christmas lights in 2022, and saved money.



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Tadas Brutus asked if only Jason and his wife had put up the lights. Jason said yes, but always looking for help.

Jerry Harlow asked who is responsible for maintaining cul-de-sacs. Jason stated that the OHA has responsibility, even though the Village of Westmont owns the cul-de-sacs. The OHA has a contract with TJs to mow the lawn, cut back bushes/shrubs, etc. in the cul-de-sacs. If there are issues, please contact OHA to address with TJs.

Glenn Stone asked if flower beds could be planted prior to mulch being laid so that there is less work with planting. Jason stated that is not a problem.

Social Report – April Johnson

- Easter Egg Hunt – April 13th, 113 children participated - Vicki O’Malley, looking for volunteer to head up Easter Egg Hunt moving forward.
- 15th Annual Fishing Derby/Beach Party – Brad Alexander, Yvette Johnson, Dave Szymendera
- 1st Annual OAKtober Fest – Brad Alexander, Roy Erdmann, Yvette Johnson, Frank Leinweber
- Halloween Party – Andrea Leinweber, Leslie Ott, Vickie O’Malley
- 2023 Events:
 - Easter Egg Hunt – April 16th – Vicki O’Malley
 - Oakwood Garage Sale – June 16th-17th - Lou Ricciardi
 - Fishing Derby/Beach Party – June 3rd – Brad Alexander
 - OAKtoberfest! – September 23rd – Fred Leinweber
 - Halloween Party – October 25th - New Coordinator Needed
- Adrian Barkan, thank you for posting signs at the entrances for all the events!!

Welcoming Committee – Monika Rodriguez

- Recognition of new homeowners, none in attendance
- 14 Welcome packages distributed to new homeowners in 2022.
- Thank you to Jeanie Smith who helps welcome our new neighbors.
- Thank you to our advertisers for providing materials in Welcome Packages.
 - Michelle’s Cleaning Services
 - Patricia (Patti) Nyien, NCTM: Noteworthy Piano Studio
 - Platinum Partners Realtors – Jon Rodriguez

New Business

- Lynette Tuggle was presented a service award for being on the Board since 2011. She was an amazing Treasurer and will be missed. Her contributions are greatly appreciated, invaluable asset.
- Oakwood is celebrating 50th Anniversary:
 - Collecting materials form neighbors on history
 - Special Events
 - Celebration page and history to be included on website.
 - Gauged interest in Fundraisers including t-shirts, wine, beer.



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Westmont, Illinois 60559

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Election Results

The 3 candidates for two-year terms with the highest vote count were elected to the Board. A total of 83 votes total were cast for two-year terms.

Tally Numbers, two-year term:

Monika Rodriguez - 82

David Sopczynski - 81

Dave Szymendera - 83

Members Forum

Neighborhood Watch – Carol Johnson

- Have several group members.
- Oakwood used to have a Neighborhood Watch, looking for information.
- 2 presentations with Westmont Police (2021 and 2022), possibly another presentation in June 2023.
- Encourage everyone to join the Citizens Police Academy
- Always looking for interested individuals, sign up sheet for New Residents and others interested in joining the group out in lobby.
- Email address of group: oakwoodneighborhoodwatch@gmail.com

Race to the Flag

- Sunday, May 28th at 8:00am, will be running through Oakwood, supports Peoples Resource Center

Paper Shredding Event

- April 29th from 12pm-4pm, Baird and Warner. 724 Ogden Ave., Downers Grove

Westmont Junior High School

- 6th Grade Renaissance Faire, May 23rd, 1pm-3pm

Announcement of Door Prize Winners

\$10 Jewel, 568 Hamilton
\$10 Jewel, 515 Hamilton
\$10 Walgreens, 1040 Williamsburg
\$10 Walgreens, 559 Hamilton
\$25 Shell Gas, 646 Newport
\$10 Jewel, 1021 Williamsburg
\$10 Trader Joe's, 556 Hamilton
\$15 Culvers, 402 Arlington
\$15 Culvers, 777 Oakwood
\$15 Dunkin, 745 Oakwood Court
\$15 Panera, 639 Oakwood



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\$15 Zazzo's, 1100 Williamsburg
\$15 Zazzo's, 941 Williamsburg
\$25 Shell Gas, 1037 Williamsburg

Kevin Hayes asked if door prizes came out of the budget or were donated. Matt noted that door prizes did come out of the budget. Kevin stated that he would like to work with Matt and the Welcome Committee, has ideas for marketing on the website and getting more people to sponsor/donate items.

Brad Alexander motioned to adjourn the meeting at 9:1pm, so moved.