

THE OAK LEAF

OAKWOOD HOMEOWNERS ASSOCIATION QUARTERLY NEWSLETTER

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President's Message



BRIAN STOUFFER, OHA BOARD PRESIDENT

John Nance Gardner, FDR's longtime VP, once described the job of Vice President as "not worth a bucket of warm spit". Unsettling imagery aside, old "Cactus Jack" was basically correct — historically, the responsibilities have mostly included "having a warm body" and "being able to sit in a chair".

You can understand why I found the job so appealing!

But then again, sometimes it isn't.

In the election of 1840, Henry Clay, the intellectual leader of the Whig Party, famously turned down the offer to be Vice President — such a useless job was beneath his dignity! Little did he know that William Henry Harrison would die 31 days into his presidency, handing the party leadership off to John Tyler — who promptly abandoned the Whig platform and annexed Texas.

Which brings us back around to me — another sort-of-accidental president who ascended to leadership through the time-honored tradition of being caught in the wrong place at the wrong time. Oakwood residents who are afraid that I'll "pull a John Tyler" and rapidly change ideological directions can rest easy — my main goal is to keep things consistent and continue the great work of the



Board of Directors

Brian Stouffer — President (773.255.2220)

David Koehler — Vice President (630.386.2039)

Monika Rodriguez — Secretary (847.913.6279)

David Sopczynski — Treasurer (708.502.0489)

Jeanie Smith — Director (630.921.1493)

Luke Stanczyk — Director (630.697.5356)

David Szymendera — Director (312.371.1519)

Board e-mail: info@oakwoodha.org

Oakwood Homeowners Association
4 E. Ogden Ave. #313
Westmont, IL 60559

**View past Oak Leaf
Issues here!**



President's Message (cont.)

Johnson Administration. I have no plans to annex Texas — or Oak Brook or Clarendon Hills for that matter. For now.

One of the first things we noticed during this transition was how spoiled we were by how much Matt Johnson took on his shoulders to keep day-to-day business running smoothly in Oakwood. Fortunately, we have an incredible neighborhood full of talented people who are willing to step up to lead for committees, manage our social events, and pitch in to make Oakwood the truly special place that it is.

I'd love to thank everyone who has stepped up, but this issue of the Oak Leaf is already thick enough with the budget information. I'll just say that I'm so proud of my fellow board members, our committee leaders, and all of our community volunteers.

I would like to give a special shout-out to Luke Stanczyk, who has taken on the job of managing the Communication Committee, redesigning the Oak Leaf, filling our vacant board seat, and (most challenging of all) getting me to stop procrastinating and meet my deadline for writing this message.

I'm looking forward to a great 2024, and to seeing all of you around the neighborhood. Feel free to say "hi" if you see me — I'm a man of the people, so there's no need to salute!

Brian Stouffer
OHA Board President



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Village Board



STEVE NERO, VILLAGE TRUSTEE

Hello neighbors! I hope everyone had a wonderful holiday season. I'll kick it off with a recap on new developments throughout the community...

DARK SKY LIGHTING INSTALLED ON PASQUINELLI DRIVE

Construction on the Pasquinelli Drive Street Lighting Improvements Project, which included Dark Sky initiative recommendations, is now complete. The project utilizes Dark Sky lighting strategies through fixtures complying with the color temperature and shielding recommended by the International Dark Sky Association (IDA).

Some highlights of the project include:

- Demolition of the existing concrete poles, replaced with 13 aluminum poles
- Replacement of three lighting control cabinets
- Installation of approximately 10,500 feet of new streetlight cable
- Installation of 58 total Dark Sky-inspired light fixtures
- (36) 3000K fixtures on Pasquinelli Drive and (22) 2700K fixtures on Oakmont Drive



WAYS TO CONNECT WITH THE VILLAGE

- Sign up for Notify Me community alerts (<http://www.westmont.illinois.gov/list.aspx>)
- Sign up for Village of Westmont Facebook page (<https://www.facebook.com/westmontilgov>)
- The Westmont Village Board meets every other Thursday at 6PM 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
snero@westmont.il.gov

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2024 Budget

		Budget
Ordinary Income/Expense		
	Income	
	601 — Assessments	
	6012 — Assessments Current Year	63.342,00
	6013 — Late Fees	1.000,00
	6014 — Lien File Fee	480,00
	Total 601 — Assessments	64.822,00
	604 — Advertising	
	6041 — Advertising - Oak Leaf	1.300,00
	6042 — Advertising - Directory	1.300,00
	Total 604 — Advertising	2.600,00
	Total Income	67.422,00
	Gross Profit	67.422,00
	Expense	
	Lake Man. Committee	
	803 — Lake Charles Water Maintenance	
	80302 — Lake Water Testing Program	400,00
	80304 — Fish Restocking Program	4.000,00
	80305 — Fish Feeder	900,00
	80307 — Aeration Program	910,00
	80308 — Aeration Electrical Running Cos	2.000,00
	80309 — Algae Control	
	80309 — Algae Control - Other	14.000,00
	Total 80309 — Algae Control	14.000,00
	Total 803 — Lake Charles Water Maintenance	22.210,00
	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	500,00
	80605 — Tree Removal	275,00
	Total 806 — Eastern Shoreline Maintenance	2.475,00
	83002 — Lake Management Committee Admin	
	830021 — Training and Books	100,00
	830022 — Volunteer Appreciation	150,00
	830023 — Lake Committee Administration	180,00
	Total 83002 — Lake Management Committee Admin	430,00
	Total Lake Man. Committee	25.115,00
	Landscape Committee	
	80201 — Beach General Maintenance	1.500,00

2024 Budget (cont.)

		80202 — Common Area Maintenance	500,00
		80203 — General Landscape Maintenance	13.600,00
		80204 — Cul De Sac Improvements	1.400,00
		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	282,00
		813 — Meetings & Events	
		81301 — Association Annual Meeting	
		813011 — A.M. - Notification and Com.	500,00
		813013 — A. M. - Raffle	100,00
		Total 81301 — Association Annual Meeting	600,00
		81302 — Meeting & Events Other	300,00
		Total 813 — Meetings & Events	900,00
		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	4.000,00
		Total OHA Board	6.282,00
		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

2024 Budget (cont.)

				Total 8141 — Newsletters	2.215,00
				8161 — Member/Resident Directory	
				81620 — Printing	1.550,00
				81630 — Distribution/Delivery	160,00
				Total 8161 — Member/Resident Directory	1.710,00
				8171 — Welcome New Residents	75,00
				8181 — Web Site	
				81802 — Web Hosting	160,00
				Total 8181 — Web Site	160,00
				Total 814 — Communications	4.160,00
				820 — Financial	
				821 — Auditing & Accounting	
				82101 — Audit Fees	3.780,00
				Total 821 — Auditing & Accounting	3.780,00
				840 — Financial Admin	
				8401 — Postage	450,00
				8402 — Supplies	300,00
				8403 — Bank Charges/Lien Fees	35,00
				8404 — Printing/Folding	20,00
				Total 840 — Financial Admin	805,00
				Total 820 — Financial	4.585,00
				Total Expense	67.422,00
				Net Ordinary Income	0,00
				Other Income/Expense	
				Other Income	
				603 — Interest income	
				6035 — Interest MM Account	5,00
				6040 — Interest Income Investments	4.250,00
				Total 603 — Interest income	4.255,00
				Total Other Income	4.255,00
				Net Other Income	4.255,00
				Net Income	4.255,00

PHONE (630) 325-6258
mrodek@yahoo.com



Michelle's Cleaning Service

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Owner

737 OAKWOOD CT.
WESTMONT, IL 60559



Neighborhood Watch

CAROL JOHNSON, NEIGHBORHOOD WATCH COMMITTEE

SAFETY REMINDERS

- Be sure to LOCK your car doors. It is a simple form of prevention.
- WATCH YOUR SPEED. Stop signs are not a "suggestion". It is our understanding that most of the violators are residents of Oakwood. Some drivers have been observed not even slowing down.
- Westmont Police and Fire remind everyone - Do Not Hesitate. See It, Report It - Call 9-1-1

FROM THE VILLAGE

DO NOT HESITATE - CALL 9-1-1

"There are too many instances in which we learn after the fact that people hesitated calling 9-1-1 in an emergency situation," said Fire Chief Steve Riley. "In an emergency situation, seconds can mean the difference between life and death. Calling 9-1-1 immediately at the first hint of a possible emergency situation is the best way to save lives and protect property. Westmont has first responders stationed on both sides of the downtown Westmont railroad tracks and we typically arrive at the location of the emergency within a couple of minutes. I cannot stress enough how important it is to call 9-1-1 for all emergencies. Do not hesitate." Following are some of the situations in which you should call 9-1-1:

- FIRE - If you see a fire, call 9-1-1 - Remember, big fires usually start out as small fires
- CRIME IN PROGRESS - If you are witnessing a potential crime in progress, call 9-1-1
- CAR ACCIDENT - If you see a car accident, call 9-1-1 - a person may be injured or the accident may be causing a potential traffic concern
- INJURY OR MEDICAL EMERGENCY - If a person is in physical or emotional distress, call 9-1-1 - whether a person is struggling to breathe, having chest pains, experiencing an allergic reaction, bleeding heavily, or expressing emotional distress, call 9-1-1.
- SUSPICIOUS BEHAVIOR - If you witness any type of suspicious behavior, do not hesitate, call 9-1-1

Police, Fire and Paramedics are trained to respond to emergency calls and provide assistance. However, some people don't call 9-1-1 when there is a legitimate emergency for a variety of reasons, such as: assuming someone else has already called, not wanting to get involved, feeling uncertain that this particular incident is an emergency.

"Many of us have been brought up to hesitate calling 9-1-1, unless it's a 'true' emergency," said Westmont Police Chief Jim Gunther. "Public safety technology and communications systems have greatly improved over the years. Dispatchers can handle emergencies and less urgent calls without tying up the phone lines. If you want or need emergency services to respond to an incident, call 9-1-1 immediately."

The Westmont Police and Fire Departments want all of our citizens and guests to feel comfortable calling 9-1-1. Even if a situation ends up not being as serious as initially thought, it is better to be safe, than sorry.

"In some cases, we have responded to fires in which there are people on the scene of the fire and taking pictures and videos for social media, but no one actually called 9-1-1 to report the fire," added Riley. "I cannot stress enough how important it is to call and report emergencies as quickly as possible."

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Neighborhood Watch (cont.)

RESIDENTS ENCOURAGED TO PRACTICE NIGHTLY 9 P.M. ROUTINE

Citizens are encouraged to keep their homes and property safe by remembering to follow the 9 P.M. ROUTINE each and every night. The routine reminds residents to make sure they follow a simple safety checklist that can help keep citizens and their property safe. Setting an alarm on your phone or watch can help remind you to do the following:

- **SECURE YOUR CAR** - Even if your car is inside your garage, make sure your car is locked, and never leave your keys or garage door opener in your car.
- **LOCK THE GARAGE** - Check to make sure that your garage door is closed and that side doors are locked.
- **CHECK YOUR MAIL** - Pick up your mail every day.
- **LOCK YOUR HOUSE** - Make sure that all doors and windows are locked before going to bed.
- **SEE SOMETHING SAY SOMETHING** - If you see something or someone suspicious, do not hesitate, call 9-1-1



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Andrew Jones

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Sam Jones-Matocha

630. 768.5239



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Village Chamber of Commerce

LARRY FORSSBERG, EXECUTIVE DIRECTOR, WESTMONT CHAMBER OF COMMERCE AND TOURISM BUREAU

The Westmont Chamber will host a Westmont Winter Ball open to all on Saturday, January 20th at the Hilton, here is a link for additional details and to RSVP: <https://business.westmontchamber.com/events/details/westmont-winter-ball-2024-12645>

Westmont had a number of new commercial development projects in 2023. Following is a list of projects from the past year as well as items scheduled for 2024:

DOWNTOWN WESTMONT CENTRAL BUSINESS DISTRICT



- West Quincy Streetscape Project - Project continues towards completion, expected to be finished by the end of 2023. Planning for Phase 2 underway, construction scheduled for 2025
- 3 W. Quincy Street - Whisky Hill Brewing - Project approved, plans for construction are moving forward
- 7 W. Quincy Street - Crown's Fish & Chicken - Planning to open Winter 2023-2024
- 15 W. Quincy Street - Tokyo Restaurant - Proposed to be open in 2024
- 7 S. Lincoln Street - Shop 4 Less - Planning to open Winter 2023-2024
- 1 S. Cass Avenue - State Representative Jenn Ladich Douglass District Office - Opened February 3, 2023
- 36 S. Cass Avenue, Unit 28 - Feydom Furniture Showroom - Opened March 2023
- 100 S. Cass Avenue - Companion Animal Rehab & Athletics - Opened June 2023
- 110 S. Cass Avenue - The Lash Doctor - Opened April 2023
- 111 S. Cass Avenue - New Holy Trinity Parish Center - Project approved, plans for construction are moving forward
- S. Linden & E. Dallas - Westmont Park District Center - Scheduled to open first quarter of 2024
- 4 W. Burlington Avenue - J-TRACK-NUTRITION - Scheduled to open first quarter of 2024
- 10 W. Burlington Avenue - Roci Hair Salon - Planning to open Winter 2023-2024
- 13 -21 East Burlington Avenue - Demolition of buildings for future redevelopment opportunities - Completed October 2023
- 16 W. Burlington Avenue - Burlington Health Services - Scheduled to open first quarter of 2024
- 15 N. Cass Avenue - The Mane Lab - Planning to open Winter 2023-2024
- 34 N. Cass Avenue - Beauty and the Baker - Proposed to be open Fall 2024
- 42 N. Cass Avenue - Former China Chef building purchased, new asian restaurant to open - Proposed to open second quarter of 2024
- 109 N. Cass Avenue - Demolition of buildings for future redevelopment opportunities - Completed September 2023
- 124 N. Cass Avenue - L Boutique & Spa - Scheduled to open first quarter of 2024
- 134 N. Cass Avenue - Agsant Insurance Company - Opened August 2023
- 246 N. Cass Avenue - Neat Kitchen + Bar Expansion, Opened October 2023
- 2 W. Naperville Road - Mrs. T's Pizza - Opened June 2023
- 17 E. Chicago Avenue - Urban Tri-Gear expansion - Retail store approved, open date TBD

SOUTH WESTMONT BUSINESS DISTRICT

- 6154 S. Cass Avenue - Encore Car Wash - Planning to open Winter 2023-2024
- 6160 S. Cass Avenue - Evolve Dental - Opened March 2023
- 6320 S. Cass Avenue - Medical Office - Scheduled to open first quarter of 2024

Village Chamber of Commerce (cont.)

- 6344 S. Cass Avenue - Phoenix Nail Salon Relocation - Opened October 2023
- 6490 S. Cass Avenue - Belle Tire Store - Building a new store, open date TBD
- 80 W. 63rd Street - Freddy's Frozen Custard & Steakburgers - Opened August 2023
- 720 W. 63rd Street - Truepower Generator Service - Scheduled to open first quarter of 2024
- 1131 S. Fairview Avenue - The Country Nest Resale Shop - Opened October 2023



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NORTH WESTMONT BUSINESS DEVELOPMENT

- 420 N. Cass Avenue - Cass Avenue Dream Homes - Final phase under construction, proposed to be completed in 2024
- 649 N. Cass Avenue - Dough Daddy's Pizza - Opened first quarter of 2023
- 13 W. Ogden Avenue - Wing Stop - Scheduled to open first quarter of 2024
- 52 E. Ogden Avenue - Skyzone - Scheduled to open second quarter of 2024
- 600 Oakmont Lane, Suite 650 - Midwest Mechanical Group - Scheduled to open first quarter of 2024
- 665A Pasquinelli Drive - D Cuisine - Planning to open Winter 2023-2024
- 725 Pasquinelli Drive - McGrath Auto Body Repair Shop - Proposed to be open in 2024
- 910 Pasquinelli Drive - 5/3 Bank Operations Center - Opened February 2023
- 1111 Pasquinelli Drive Suite 600 - ADT - Planning to open Winter 2023-2024
- 145 Plaza Drive - Net Games - Scheduled to open first quarter of 2024

If you have any questions regarding economic development or are looking to open a business in Westmont, please contact Westmont Economic Development Partnership Director Larry Forssberg at lforssberg@westmont.il.gov.



Oakwood 50th Anniversary

CAROL JOHNSON, NEIGHBORHOOD WATCH COMMITTEE

In previous issues of the Oak Leaf, we have recognized the 50th Anniversary of the Oakwood subdivision. The property that includes our subdivision became a part of the Village of Westmont in 1973.

However, many of the first residents of Oakwood didn't move into their homes until 1974 and later. Therefore, 2023 was just the beginning of our community, and for many, 2024 marks the true 50th Anniversary of Oakwood.

Therefore, THIS IS A CALL-OUT to first time residents to share your stories and pictures. The goal is to publish some in 2024 issues of the Oak Leaf and also to post them on the Oakwood website.

Please send your stories and pictures to Carol Johnson, 704 Oakwood Drive, or email them to caroljnsn@aol.com

ADVERTISE HERE!

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

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

- Business Card: \$70
- Double-Size: \$180
- Half-Page: \$250



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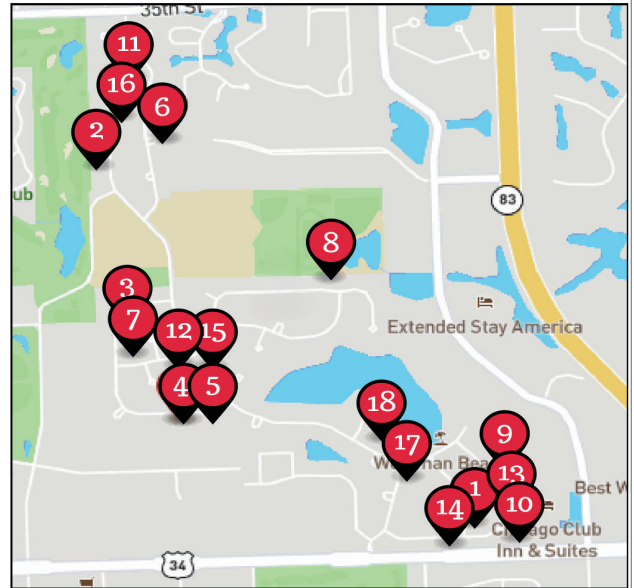
Real Estate Year in Review



For What It's Worth

2023 Oakwood Real Estate Year In Review

A Happy New Year to every one of my friends and neighbors living in Oakwood. 2023 is behind us, and our amazing little subdivision continues to be one of the most sought after areas in Westmont. Proximity to Westmont Junior High and Westmont High School, community involvement, great families, Ty Warner Park, and private 15 acre Lake Charles have all contributed to it's increasing popularity. 2023 saw a total of 18 properties change hands keeping pace with 18 in 2022. The average home in Oakwood spent only 6 days on the market and sold for an average \$485,702. 15% higher than anywhere else in Westmont! There are currently zero homes for sale as all available properties have closed. High demand and lowering interest rates should lead to continued competition among home buyers for all new Oakwood listings in 2024.



Oakwood Closings 2023

	Address	Closed	Beds	Bath	List price	Sold Price
1	648 Independence Ave.	01/10/2023	4	2.1	\$424,900	\$420,000
2	1012 Oakwood Dr.	01/19/2023	4	2.1	\$599,000	\$590,000
3	823 Franklin St.	03/03/2023	3	2.0	\$425,000	\$420,250
4	433 Philadelphia Ave.	04/04/2023	4	2.1	\$459,000	\$489,000
5	437 Philadelphia Ave.	05/03/2023	3	2.0	\$319,900	\$340,000
6	1017 Williamsburg St.	05/16/2023	4	2.1	\$479,000	\$469,500
7	416 Monticello Ave.	05/30/2023	4	2.1	\$469,000	\$465,000
8	566 Revere Ave.	06/30/2023	4	3.0	\$349,000	\$430,000
9	637 Newport Ave.	07/14/2023	4	2.1	\$525,000	\$512,500
10	601 Newport Ave.	07/28/2023	3	2.0	\$409,900	\$409,900
11	1109 Oakwood Dr.	07/28/2023	4	2.1	\$489,900	\$465,000
12	748 Quebec Pl.	08/18/2023	3	2.0	\$430,000	\$405,000
13	613 Newport Ave.	10/11/2023	3	2.0	\$479,500	\$479,500
14	637 Independence Ave.	10/30/2023	4	2.1	\$329,000	\$347,000
15	810 Oakwood Dr.	10/31/2023	4	3.1	\$725,000	\$760,000
16	1033 Oakwood Dr.	12/01/2023	3	2.1	\$449,900	\$400,000
17	639 Oakwood Dr.	12/01/2023	4	2.1	\$599,000	\$615,000
18	713 Oakwood Dr.	12/04/2023	3	2.1	\$725,000	\$725,000



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Village Communications

LARRY MCINTYRE, VILLAGE COMMUNICATIONS DIRECTOR

VILLAGE OFFICES HOLIDAY SCHEDULE

All Village of Westmont offices will be closed on the following dates:

- Monday, January 15
- Monday, February 19

HOLIDAY TREE PICKUP

Waste Management will provide their annual holiday tree pickup service January 2 to 12. Holiday trees should be put out along with your other recycling and garbage on your typical pickup day. Trees **MUST** not be placed in bags, **MUST** be free of decorations, tinsel, and lights to be picked up and composted. Trees taller than 6' should be cut in half.

WINTER FIRE SAFETY - KEEP THE WREATH RED

Check out the safety tips from our Westmont Fire Department to help ensure a happy and **SAFE** holiday season - westmont.illinois.gov

SIGN UP FOR NOTIFY ME

Want to stay **IN THE KNOW** regarding programs, services, and events in the Village of Westmont? Visit the Village of Westmont website and click on the **NOTIFY ME** link to sign up for and receive community alerts - westmont.illinois.gov

HOLIDAY LIGHTS RECYCLING

Recycle your broken and unwanted holiday lights! Drop off locations at the Westmont Library, 428 N. Cass, and the Westmont Fire Dept., 6015 S. Cass - collection open through the end of January.

Your Neighborhood Realtor Jon Rodriguez

*9 Year Resident
of Oakwood*



Are you looking to move?

**Call Jon for a free market
analysis of your home**

708.289.0990

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jonyr73@yahoo.com

