



Oakbrook Hills Home Owners Association

February 28, 2005

Dear Oakbrook Hills Homeowner,

On January 18th the Oakbrook Hills Home Owners Association (Association) held a neighborhood meeting to discuss a variety of issues impacting the neighborhood. The following is an overview of the critical items discussed and a full list of the minutes will be posted to the Association web site (more information below on web site).

Architectural Control Committee (ACC) Guidelines:

The ACC presented guidelines that will be in place for home owners to follow when making structural or landscape modifications to their property. In order to develop these guidelines, the ACC and the board dedicated a significant amount of time, looked at the policies used by other associations, and received legal advice to ensure that the guidelines were in line with the established CC&Rs.

While the complete presentation for the meeting is attached, the following is the high level process for these guidelines.

1. Homeowners must submit a request for approval for any modifications to their property as defined in the CC&Rs. Since the definition of what type of items must be submitted can be complex, we recommend that ANY changes be submitted to ensure compliance. These requests should be made to the president of the association (currently, Wayne Irwin – 301 Oldenwood Ct., 817-577-3153, wayne@goofball.net).
2. The ACC will review the application to ensure it conforms with the CC&R restrictions and the published guidelines. If there is a potential conflict with any neighbors, the ACC will convene a mediation meeting to try to resolve any conflicts and develop recommendations.
3. The ACC will then make a recommendation to the Board.
4. The submitter will receive a response from the Board indicating whether the application has been approved as is, approved with recommended modifications (such as additional screening or set back), or disapproved.
5. **IF** the situation occurs where the homeowner does not follow the recommendation of the Board, (e.g., follow through with their plans even though the Board has DISAPPROVED their application), then the Board will review the situation to determine next steps.
 - a. Meet again with involved parties to attempt to resolve situation.
 - b. Potentially query the neighborhood to see if enough (67%) of the homeowners believe that the issue is large enough to take the violator to court to correct the problem. It must be understood by the Association members, that if the Association does take this route, it will be necessary to assess a special fee to all homeowners to cover the associated legal costs.

It is the intent of the Association to create an environment of cooperation and limit any situations where litigation is involved.

Web Site:

Currently less than 50% of the members of the Association have registered with the web site. The Association utilizes this web site to communicate with its members and everyone is highly recommended to join. You can join by going to www.aboutmyhoa.com/citycvi/hoa225/hoa225.htm and registering. Stephanie Kampine manages the registration process and will contact you to ensure you are actually registering and will then approve you as a member. We are following this approval process to ensure security of our homeowners and the confidential information on the site.

(Thank you Stephanie for pitching in and taking on this responsibility)

Mailbox Repairs:

Due to the weight of the doors on our neighborhood mailboxes, many of the boxes are damaged and inoperable. Several people have retrofitted their mailboxes to strengthen them to handle the weight of the door. The Board has decided that due to the low cost associated with this retrofit (under \$5.00), that it will cover the cost of implementing the retrofit for anyone who is having problems and would like us to attempt to fix it.

There are others who are having more major issues with their mailboxes – including more structural issues that would require significantly more work. We would like to get an understanding of those who are having these major issues and while the Association can not cover the cost of these types of repairs, we are committed to attempting to find a contractor who will come in and make the necessary fixes at a discounted rate.

If you are having either of the above mentioned issues, please notify Wayne Irwin by emailing him at wayne@goofball.net by February 10th so that this item can be discussed at our February officer and Board meeting. We need your approval prior to attempting to fix your mailbox.

Other minor issues were discussed at the meeting and those notes will be included in the minutes that will be posted to the web site soon. If you have any questions, please do not hesitate to contact any officer or Board member.

Regards,