

St. Charles Township Report from The Oaks Coffee

On Saturday morning, April 14 several Oaks owners enjoyed a very informative presentation from Diane Henningsen, our St. Charles Township Assessor. She shared so many interesting facts about property values. She also encouraged every Oaks owner to visit the Township website at:

www.StCharlesTownship.org

PAYING TOO
MUCH PROPERTY



to check the description of your home in the database to be sure it's showing the correct number of bathrooms, square footage, etc. since this is what your assessed value is derived from.

She also encouraged all owners to visit the Kane County Assessors Office website at:

www.KaneCountyAssessments.org

to check which exemptions are currently being applied to your property taxes.

- If you reside in the home you own, you are entitled to the HOMESTEAD exemption.
- Seniors age 65 and older may qualify for the SENIOR CITIZEN HOMESTEAD exemption if one owner is age 65 or older.
- There is also a SENIOR CITIZEN FREEZE HOMESTEAD exemption available to seniors 65 or older with certain income qualifications.

There are some other exemptions available, such as certain VETERAN exemptions, so please take the time to either visit the website or the Assessors Office located at 719 South Batavia Avenue in Geneva to be certain you are benefitting from all exemptions you are entitled to.



There is at least one Oaks owner that left the coffee very happy to realize that she is entitled to another exemption that will lower her property taxes!

Board Meeting Update

from April 11, 2018

- The Board approved the March 2018 Board meeting minutes.
- Committee, Financial and Manager reports were delivered.
- Carol warned everyone of a recent scam from American Water about leaking pipes that is being mailed in the area. Please ignore this scam.
- The Board voted to move forward with painting 17 more units this year and approved funds. Dan will be contacting the contractor to schedule then we will let owners know the dates.
- Cindy reminded everyone that we are not yet in full swing with landscaping, but spring clean-up is started. She reminded all owners to fill out a work order or email her if anyone feels they have been missed or have a problem.

As always, copies of the meeting minutes are available for \$.10 per page. Simply call or email the office and Elizabeth will have them ready for pick-up. Or stop by the office during business hours to review the office copy.

As an additional reminder, all owners are welcome to attend any and all Committee, Team and Board meetings, but may be asked to leave if sensitive information about an owner is being discussed.

Reminder

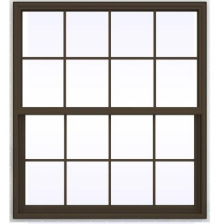
Please remember to take a few minutes to check the front yard of your unit to be sure you are not in violation of any of the yard décor rule outlined in The Oaks Rules and Regulations, Rule V, Landscaping. If so, please remove items no later than May 1 from the front and feel free to enjoy them in other areas around your unit where they are out of sight from the street or sidewalk.



Since it is not the role of the Board to legislate taste, they feel the only way to fairly deal with the complaints they are receiving about the front yard décor, is to strictly enforce Rule V and enforcement of that Rule will begin May 1.

New Fine Increases Coming

In an effort to maintain the quality of The Oaks, and our property values, we have certain forms we require to be submitted prior to any work that affects the exterior of any unit. This includes windows, all exterior doors, garage doors, and rooftop antenna and satellite dishes. After our May Board meeting vote, the new fine will be \$100 for failure to submit the proper paperwork for any of the above mentioned items.



Additionally, there will be an increase to \$100 for failure to submit your updated Insurance Declaration Sheet to our Business Manager every year on its renewal or when a new policy is obtained. This is SUCH an important document when residing in attached housing. The easiest way to be sure this is received in a timely manner is to ask your insurance company to add The Oaks to your policy, then they will mail the Declarations Sheet directly to The Oaks Office annually.

Upcoming Building Painting

The Oaks Board approved the painting of 17 more buildings this spring/summer. We are awaiting final dates from our contractor. If your building is one of those being painted this year, you will be contacted in advance. We are still evaluating which buildings will be done based on greatest need.



Apr 25
Apr 27-28
May 1
May 3
May 5

Oaks Governing Docs Committee Mtg in The Clubhouse 7:00p.m.
St. Charles Community Garage Sale
Oaks Management Team Meeting in The Clubhouse 7:00p.m.
Oaks Social Committee Meeting in The Clubhouse 7:00p.m.
Spring Clean-Up trash removal day - for more info and a complete description of what can be left for pick-up please visit pw@stcharlesil.gov

May 5-6	Kane County Flea Market, Sat 12p.m.-5p.m. & Sun 7a.m.-4p.m.
May 9	Oaks Owner Monthly Board Meeting in The Clubhouse 7:00p.m.
May 19	Oaks Coffee in The Clubhouse at 9:30a.m.
May 26-27	St. Charles Fine Art Show on Riverside Drive, Downtown
May 28	HAPPY MEMORIAL DAY! St. Charles Parade 10:00a.m. 6th S. to Riverside Avenue

Indoor Farmer's Markets

Batavia	Indoor Farmer's Market from 9a.m. - noon at Gaetano's in Batavia on Saturdays through May.
St. Charles	Indoor Farmer's Market from 9a.m. - noon at Baker Hall in St. Charles on Fridays through May.
Geneva	Indoor Green Market from 9a.m. - 1:00p.m. at the First Congregational Church on Saturdays.