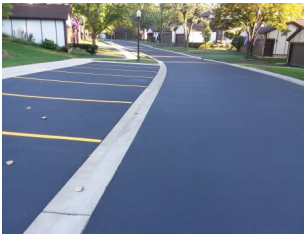


Sealcoating is Done



Thank you everyone for your cooperation and patience during the sealcoating - it looks great! With sealcoating done, it's a great time to remind everyone about our street parking rules.

When we narrowed the street during our Storm Water Management Project a few years back, we made sure there was plenty of width for emergency vehicles to get around the circle to access every unit. But when cars are parked on the Circle there is great concern that emergency vehicles may have difficulty getting through.

That's why our rules require that vehicles are only allowed to be parked on White Oak Circle for quick drop-off or pick-up. Contractors need to use your driveway or guest parking after dropping off equipment.

Recently, there have been more parked cars on White Oak Circle, sometimes for several hours at a time. Perhaps understanding why this is prohibited will help all of us to honor the Rules.

When friends and families visit, please take a moment to tell all your guests (and those who live in your unit) that they cannot park on White Oak Circle for longer than a quick drop-off or pick-up. Please point out the several guest parking spaces available, or perhaps offer to move their cars for them if necessary. Thank you.

Please see Rule IV in the Rules & Regulations for complete parking rules.

Voter Registration



Need to register to vote? Or maybe just change your address or name? Joan Lencioni in Unit 34 is a Deputy Registrar and will be happy to help you. Feel free to pop over or email her at Joan208@comcast.net to arrange a time to connect. And if you're new to The Oaks, you'll be happy to know we vote right here in the Clubhouse.

Landscaping

Several locations in The Oaks have received a "face lift", and we've added a few shrub rows and shade trees along Route 31 to continue reestablishing the natural screening.

Tree trimming is completed for our current growing season. Our focus this summer was dead and dangerous trees and limbs. We have a few additional trims scheduled for this winter that can't be done during growing season for the safety of the tree's health.

Next year we will continue removing dead trees and trimming back branches from buildings, dead wooding to promote new growth and good shape, as well as treating some trees for infections in hopes of saving them.

We are also scheduling the planting of multiple new trees throughout The Oaks, strategically placed where they will have plenty of land for their roots and lots of access to sunlight to grow strong and healthy.



Trash Can Numbers

With the new trash company, we all received new cans. Some folks received just recycling cans and others received recycling and trash cans. All cans from Lakeshore have a serial number on it assigned to your address and you are responsible for yours. To be sure you are all taking the correct can(s) each week, we encourage you to put your unit number on your can(s). Paint them on, use stick-on numbers from the hardware store, etc., whatever gets them labeled.



Welcome Neighbors!

We'd like to welcome our new neighbors [Phil and Stacy Chambers \(Unit 56\)](#) and [Susan Renard \(Unit 42\)](#). Take a moment to welcome them to the neighborhood when you see them. We also have a few other new neighbors coming up soon. Unit 46 has a contract for sale and will be closing in the next few weeks, and Unit 48 is currently for sale.



The townhome market in St. Charles zip code has gone up 4.5% this year!

Pricing your home accurately benefits everyone in The Oaks and it's an art. Underpricing brings all our values down.

Here are some quick tips that may help you hire the best broker for you, and help you realize the best price.

1. Take an honest look at the exterior of your unit. If you need a repair, please complete a work order. The exterior of your unit creates the first impression and curb appeal is everything to a buyer. We've done extensive work on the grounds and buildings, but we want to make sure no one selling their home has a repair issue that jumps out at buyers. We are here to help.

2. It's wise to have three real estate brokers to your home to do a competitive market analysis. Ask each agent how well they know our neighborhood and the nearby market. They should be prepared to discuss:

- Days on the market for competitive properties.
- Percentage of list price to sale price.
- If they have they listed, sold or been into other units within The Oaks.
- What their impression of The Oaks is considering all the work that has been done here - you want someone that loves The Oaks to list your home.
- How foreclosures or short sales could affect the list price of your property.
- Repairs or improvements they suggest you make prior to listing your home. And if those improvements will bring you a good return for your investment. Could you ask more for your home with suggested upgrades?

Experience and professional expertise are most important when selling your home for top dollar, consequently family members and friends may not be the best choice to help you reach that goal. These are just some helpful hints when interviewing a real estate broker and getting ready to sell your home.

Don't forget to connect with our Business Manager before you list your home. She can share prices and condition of recent private sales within The Oaks, discuss rules for selling and give you the required paperwork.



Mark Your Calendars - Great Seasonal Events!

Oct 5-6, 12-13, 19-20

Moonlight Hayrides at Primrose Farm. Tractor-drawn wagon rides including a bonfire, marshmallow roast, hot chocolate & cider at this seasonal family event. For reservations call 630-513-4374.

Oct 5-7

Autumn on the Fox Art and Craft Show at Pottawatomie Park in St. Charles. Over 150 artisans and crafters situated along the Fox River.

Oct 5-7

Scarecrow Fest, on Main Street in St. Charles.

Oct 6-7

Kane County Flea Market at Kane County Fairground.

Oct 10

Oaks Monthly Board Meeting in the Clubhouse at 7:00p.m. All Owners and Residents welcome! Meeting minutes are available to Owners through the Business Office.

Oct 11

Mystery History Food Crawl sponsored by the St. Charles History Museum. Visit downtown eateries and discover the ties St. Charles has to U.S. history. This event was mentioned during The Oaks coffee by our visiting speaker from the Museum. Visit stcmuseum.org or call 630-584-6967 for further info.

Oct 13

Oaks International Pot Luck Dinner at 5:30p.m. in the Clubhouse and out on the pool deck including live music and some of the best food you've ever had! Watch your mailbox for the flyer with further details and how to sign up. What type of food will you bring - time to start planning!

