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Fox Management Group

OAKWOOD HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

JULY 28, 2026

7:00

ZOOM

MINUTES

A. MEETING CALLED TO ORDER

B. APPROVE MEETING MINUTES – February 23, 2026

C. TREASURER'S REPORT

- a. June 2026 financial
- b. Several owners were sent to the Associations collection attorney for non-payment of assessments.

D. POND AND COMMON AREA MAINTENANCE UPDATES

a. PONDS

1. The pond service has had a difficult time this year with the very hot weather and the rain storms. Several treatments had to be delayed due to the storms and some were delayed due to the very hot weather.
2. The drain line in pond #2 is now checked every other week when Tigris is on site. It is part of their regular maintenance.
3. Blue Stem has offered a long term proposal to help control the erosion around the ponds and to build up the pond walls. The program would take several years to develop but could save the ponds from further deterioration.

b. TREES

1. Monster Tree was called out to remove several down trees and branches after a couple of the storms. Homeowners need to contact management directly with any problems. The address of the home involved and a picture is helpful in scheduling a service call.

c. LANDSCAPE

1. Yellowstone has installed a French Drain system along the trail behind 18143 Meander. It has been reported that ponding in that area has decreased.

E. MANAGEMENT REPORT

- a. Insurance for the property renews on August 8. The renewal premium came in at \$81.00 higher than last year with the same coverage.
- b. The Board authorized a letter to all homeowners who have not yet signed up for email authorization. We received several requests to add owners to the email list, but are still only at about 70% of owners who have registered with the management company. Maintaining communication amongst 230 owners is critical and we request all owners to notify management they are willing to accept email notifications so we can stay in touch with everyone.
- c. Any complaints regarding the Association must be in writing. Management does not use your name when contacting an owner, but we will not take a verbal complaint.
- d. Per the Declarations, it is the requirement of every owner to maintain the appearance of their property. We have received several complaints and have contacted owners regarding poor upkeep of their homes and/or landscaping.

F. OLD BUSINESS

G. NEW BUSINESS / MISCELLANEOUS

H. HOMEOWNERS QUESTIONS AND COMMENTS

I. ADJOURNMENT