

The OBC Post



Issue 172

The Oak Brook Club

December 2009

2009 IN REVIEW, 2010 IN FOCUS

By Jeff Kennedy

As we know, 2009 has been a tough year for all of us, in our personal finances and in our Building Associations and the C.A.T. Thank God, there now appears to be some light at the end of the tunnel! Housing sales and the economy in general seem to have hit bottom and started moving up. Let's hope so.

Thanks to our boards' wisdom in building up Reserve Funds over the years, we collectively have accomplished or begun several major improvement projects this year to maintain the excellence and appealability of the OBClub.

2009 in Review: The C.A.T. began the necessary replacement of our Pool Deck this year, after over a year of analysis and re-analysis. Initial bids were in the range of \$400,000 – 565,000. But by revising the specifications, re-bidding, and then negotiating with the lowest bidders, we reduced that cost to \$296,000 and awarded the contract to Zera Construction. The project involves replacing 38 of the concrete piers and completely replacing the wood deck, railings, and the bridge.

The work has not proceeded as rapidly as hoped, partly due to unusually rainy weather. However, the major impediment has been that, in drilling down 10 feet for each pier, the contractor has encountered numerous boulders as large as 18 inches that have to be broken up with jackhammers. That problem was unforeseen, as the soil borings we had done in advance of bidding did not detect the presence of any boulders.

Under the terms of our contract and in order to complete the project, the Board recently approved a change order for up to \$26,000 to cover the unforeseen costs of removing the boulders. Thanks to Mark Burke's negotiating skills, the contractor agreed to "eat" part of the costs for the first piers completed and agreed to a cap on any further costs on the remaining piers.

This additional expense is unfortunate, but necessary. The last thing we want is for the contractor to walk off the job leaving us with a mud hole and no wood deck, preventing the opening of the Pool next May, and likely involving us in expensive and protracted litigation over the contract. Bear in mind that had we and the bidding contractors known of the boulders in advance of bidding, the bids would have been much higher – very likely higher than what we will pay with the change order. Soon, we'll have a new, low-maintenance Pool Deck resting on a solid foundation of piers, and likely to last us 30-35 years.

Several lesser but important projects were completed this year: replacement of the pool heater, spraying for the Gypsy Moth, treatment for the Emerald Ash Borer, many nice improvements to our landscaping, and temporary repairs to our streets and entryway brick. Also, we benefited from sizeable savings in many of our operating costs, including property and casualty insurance rates and water, natural gas and electric usage.

2010 in Focus: The only major C.A.T. project for 2010 is the long-overdue milling and repaving of our streets and parking areas, along with replacement of broken curbs, gutters and sidewalks and the entryway paving bricks. The old pavement has lasted us about 20 years (twice the expectancy for bituminous pavement). It has patches upon patches and cracks upon cracks. It's become brittle and is quickly deteriorating. It's an eyesore and detracts from the "curb appeal" of the OBClub. Based on recent estimates, the costs of repaving are within the capacity of our Reserve Fund. The only other anticipated capital improvements in 2010 are modest renovations to the Lower Level of the Clubhouse.

(article continued on insert)

OAK BROOK CLUB EVENTS

OBC Holiday Parties



- Club West** December 15th
Catered dinner in the clubhouse.
- Club Three** December 3rd - 6:00 pm
Cocktails and hors d'oeuvres in the lobby.
- Club Four** December 17th - 6:00 pm
Cocktails and hors d'oeuvres in the lobby.
- Club Five** December 9th - 6:00 pm
Catered dinner in the clubhouse.
- Club Six** December 13th - 5:00 pm
Cocktails and hors d'oeuvres in the lobby.

COFFEE & CONVERSATION

Every 2nd Tuesday @ 10:00 am - **December 8**
No coffee on the 4th Friday (December 25th)
Tuesday, January 5 @ 10:00 am
Friday, January 22 @ 2:00 pm
Bamboo Room



MAH JONGG

Wednesdays @ 7:00pm, Fridays at 1:00pm
For information, call Carol Neimark:
630.941.7271

BRIDGE

ALL MONDAYS @ 12:30 pm
Call Alice Harley - 630.279.1839

MEN'S POKER NIGHT

Every Friday @ 7:30 pm
Clubhouse employee Break Room
Call Arnie Clark with questions 630.530.5661

UWC Upcoming Events

January 22 A popular favorite - Pizza Bingo!
Lots of food - lots of prizes. Details to come.

February 24 UWC Luncheon
"Spring into action." Details to come.

OBC Post Staff: Susan Collins, Malcolm Campbell,
Al Ciciora, Eleanor Fralick, Carol Neimark, Betsy
Schumacher and Juanita Swatos.

COMMUNITY EVENTS

Used and Rare Books Silent Auction
sponsored by Friends of the Oak Brook Public
Library. *Bids accepted now through December
6th at 5:00 pm.* Call 630.368.7725.

Polar Express Train Ride

Saturday, December 12
10:45 am - 2:30 pm
Guests board the train at Downers Grove Main
Street Station. Cost is \$30. Call 630.627.6100

2009 - 2010 Board Members

Club West

President	George Iaccino
Vice President	Norm Silverstein
Treasurer	Michael Maenza
Member	Richard Beckmann
Member	Dana Louis
Member	Harold Olson
Member	Pat Wasowicz

Club Three

President	Ed Main
Vice President	Ronald Nelson
Treasurer	Pat Monaco
Secretary	Richard Frazier
Member	Eleanor Fralick

Club Four

President	Jim Roach
Vice President	Pat D'Alessandro
Treasurer	Jeff Kennedy
Secretary	Giedre Pencyla
Member	Joyce Kriestch

Club Five

President	Don Malzahn
Vice President	Al Ostis
Treasurer	Fred Balluff
Secretary	Jerry Wolin
Member	Tom Paulick

Club Six

President	Marguerite Karnick
Vice President	Chub Thompson
Treasurer	Joseph Discipio
Secretary	Robert Larsen
Member	Dennis Colucci

CAT

President Pro Tem	Jeff Kennedy
Treasurer Pro Tem	Jerry Wolin
Member	George Iaccino
Member	Dana Louis
Member	Ed Main
Member	Chub Thompson

Pretty in Pink

by Eleanor Fralick

Yet another resident in the list of Oak Brook Club Original Residents is Betty Stanek. When she and her husband, Harry, moved into Club Three 37 years ago, the halls were uncarpeted and many finishing touches remained to be completed. The Staneks chose one of the larger condos and set about to tailor it to their needs and desires. It was a pleasure to visit with this cordial, diminutive lady in her tastefully decorated home that reflects two of her passions, the color pink and wall paper. If one looked up at her D-305 balcony this summer, one couldn't miss the lovely mandevilla vine growing along the railing with its exquisite blossoms - pink, of course - and to complement her second "love", she says that every wall in her home, including the closets, is wall papered!



Betty lived in Chicago from early childhood, was valedictorian of her high school graduating class and was offered a scholarship to Northwestern University which, in those Great Depression years, she could not accept; she began to work instead. It was war time when she and Harry were married. He left for military duty before their first wedding anniversary, serving three and a half years and arriving home after their fourth anniversary - making five their first anniversary together. Toward the end of that time Betty says, they were each fighting their own "Battle of the Bulge" - he, in Belgium and she at home, pregnant with their first daughter. Karen was eight months old when she was first introduced to her father upon his return home. Two more daughters followed to complete the family.

The Staneks built a home in Elmhurst where they lived for eighteen years and raised their children before coming to the Oak Brook Club. Betty's husband was continuing to wear the "two hats" of his dual vocation - one as the Financial Director of The International Union of Food Manufacturers and the other as part owner of a construction firm building boat slips on the Chicago Sanitary and Ship Canal - until his sudden death when they were visiting their second home in Florida fifteen years ago.

Betty has very positive feelings for her life here. She feels comfortable and protected and enjoys the beauty and friendliness at the Oak Brook Club. Her three adult daughters, two grandsons and three great-grands all live in the Chicagoland area - close enough to keep gentle watch over their Mom-Grandmom!

A Tree of Life's Gift

I'm sorry, you leaves of 2009.
Not once did I say "thank you."
And now, most of you are gone.

There are many trees for me to see.
But the prime-of-life perfect maple
is centered in my lawn, and in my thoughts.

Now in November, I think of your cycle;
the buds of April and the ripeness of July.
But October's blaze of beauty was the best.

You verified the necessity of new life.
From the rain and sun you gave us shelter.
Wasn't your color an appreciation of art?

In a nostalgic way, I begin to wonder.
Are we beings the leaves of an eternal tree?
Isn't our life journey something like yours?

Yes, in truth, we arrive fresh like you.
We grow, and thrive, and fulfill our function.
Then as our energy ebbs, we radiate!

But here the divine plan super-imposes.
While part of us returns to the earth,
our essence lives on the Arbor of Eternity.

Author: Arnie Clark
(Club Two)

Consumer Handbook Available

Find everything from tips to buying a car to building a good credit rating in the 2009 Consumer Action Handbook available for free from the Federal Citizen Information Center. It can also be ordered on-line at www.consumeraction.gov. A Spanish version is available at www.consumidor.gov.

WE WANT YOU!

The Communications Committee is looking for additional members. If interested, please contact the management office.

Oak Brook Historical Society

The old Butler School, which was formerly a school, a library and village hall, is now the home of the Oak Brook Historical Society. Volunteers and donations needed.

Protecting Your ID during the Holidays

excerpted from Community Association newsletters

Identity theft is a problem any time of the year. But, while consumers are focused on giving during the holidays, crooks are focused on taking. Follow these tips to protect yourself:

- Be aware of your surroundings. If someone bumps you, don't assume it was an accident.
- Don't carry large sums of cash. A credit card offers more protection than a debit card if stolen.
- Guard your PIN number at the ATM. Thieves can install devices that read your information at the ATM without you knowing it.
- Don't let your credit card out of your sight. Unscrupulous clerks and waiters can make copies of your card or sell the information to an organized crime ring.
- Lighten your wallet. Never carry your Social Security card; leave your checkbook at home if you're not going to use it.
- Make copies of your credit cards - both sides.
- Keep up with all receipts. Don't leave them in your car visor or exposed.
- Open your credit card statements as soon as they arrive. Report any suspicious activity immediately.
- Secure all personal information even while at home. Keep it out of sight.
- Consider signing up for a credit monitoring service. Such services alert you via email anytime there is an inquiry or other activity to your credit report.
- Order your credit report. Consumers are allowed one free credit report every 12 months from each of the three bureaus. Order a report now from one bureau, and order another one a few months later from another bureau, allowing you a snapshot of your activity and alerting you to anything unusual.

If you are the victim of ID theft, contact The National Foundation for Credit Counseling (NFCC). To find an agency nearby call 800-388-2227 or for Spanish, call 800-682-9832.

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The Oak Brook Club
Oak Brook Club Drive
Oak Brook, IL 60523

Current Resident

Remember to visit www.oakbrookclub.com for happenings here!