

## 2018 KIRKWOOD HOA ANNUAL REPORT

### Financial Report

- Assets: \$136,519.92 as of 11/30/18
- A line of credit has been secured from State Bank of Geneva to finance the construction of the Service Building and other related costs. State Bank of Geneva has replaced Chase as Kirkwood's financial institution, and monthly assessment fees will be deposited in an Operating (checking) account. Reserve funds have been deposited into an interest-bearing Money Market account.

### Roof /Repairs and Replacements

- 1501, 1550, 1552, 1598 – full roof replacement
- 1517 – repair flashing along rear roof
- 1535,1537, 1563,1565 – replaced front roof sections

### Chimney Caps

- 1520, 1534

### Siding Replacements/Repairs

- 1584 – siding along south wall replaced (confirm)
- 1586 – siding along north wall replaced (confirm)
- 1567,1514,1518,1505,1539,1543,1557,1569,1582,1594 – miscellaneous siding repairs

### Landscaping

- Weekly mowing, fertilizer applications, weed and grub control
- Common beds in front of units, tree rings and area around Kirkwood sign mulched.
- 1596 – sod replaced
- Path between 1566 & 1568 to the bike path was mulched and landscaped (thanks in part to a financial contribution from Maureen McKeough-1568)
- Removed large honeysuckle patch between 1510 & 1512 removed and new shrubs planted and mulched.
- New plants at 1501,1576, 1578, 1551

### Trees

- New trees planted at: 1527, 1529, 1539 (trees purchased through Geneva's Parkway Tree Replacement Program)
- Trees removed: 1516/18, 1522, 1534, 1568
- Pruning & limb removal: 1514, 1517, 1518, 1520, 1522, 1561, 1564
- Dead ash trees removed by city: 1509, 1527, 1540
- Commonwealth Edison removed four large trees behind 1550-1554 that were identified as potentially hazardous to their wires running along the bike path.
- At least 26 trees damaged in November storm; 5 trees requiring complete removal (1513, 1534, 1535, 1537, 1542)

### Downspouts/Drainage Improvements

- 1500 thru 1510 – repaired drainage issues along rear of building
- 1531 – drainage issue resolved

### Concrete

- 1547 – replace walk
- 1557 – replace stoop
- 1558 – replace walk, coat stoop with Marpei sealant
- 1562 - replace walk, coat stoop with Marpei sealant
- 1569 – replace walk and stoop
- 1582 - replace walk, coat stoop with Marpei sealant
- Void fill under stoops: 1507, 1513, 1514, 1517, 1520, 1531, 1533, 1535, 1545

### Pool/Service Building

- After a lengthy delay due to the State of Illinois approval process, work has begun on the Service Building. The building will include a garage for storage, a small office for the HOA, two bathrooms and a pool pump room. The plans do not include a meeting room or kitchen. Mail boxes will be moved and be a part of the outside of the building.

### Exterior Maintenance Painting

- Front doors & trim painted: 1509, 1513, 1519, 1521, 1525, 1556, 1569, 1576, 1578, 1590, 1596
- Fronts painted: 1506, 1508, 1510
- Complete building painted (front, back, sides):
- 1534 thru 1540
- 1544
- 1529 thru 1543
- 1559 thru 1569
- 1594 thru 1598

### Driveways

- Replaced: 1511, 1513, 1521, 1529, 1544, 1557, 1564, 1572, 1578
- All other driveways sealcoated

### Pest Control

- All external foundations sprayed in the spring

### Back Yard Clean Up-Dumpster Days

- 2-day opportunity for homeowners to dispose of unwanted items that have been accumulating under decks or in back yards.

### Winter Storm Clean-Up Day

- 14 homeowners volunteered to help to help cut down branches, and in some cases, entire trees and drag the limbs to the curbs for the city-wide brush pick-up December 10 – 14.

### Updated Rules & Regulations

207 calls to Management hotline handled by Board members. (as of 12/7)

Monthly newsletter started again after a 17-month hiatus.