

## KIRKWOOD HOMEOWNER MEETING

The July meeting was held at the Kirkwood Clubhouse and began at 6:30 pm. All seven Board members were present and four homeowners were present. The June Minutes were approved.

**Homeowners Forum:** A homeowner reported a dead tree limb hung up in a tree behind her unit and also asked for the status of her architectural request for a new patio. Another owner would like to put in a new front door. The existing door is no longer available. He will get some information and pass it on to the Board for consideration. One homeowner would like to have a maple tree located behind her unit checked. There are ants moving in and out of it and the possibility that it is dying.

**Financial Report:** Currently we have \$80,000.00 held in our reserve fund. \$35,000.00 left on loan to be paid in full by November 2011. Unpaid assessments are a concern.

**Pool Report:** The pool filters have been taken apart and cleaned. They were soaked in a TSP solution. After being power washed, a tear was noticed. There are eight grids to be replaced. Aqua Joy has been called and will supply us with the grids. Aqua Joy also advised that the strainers could be duct taped until replacements were sent. New O-rings are needed and ten tiles have been broken and the pool is losing water daily. This will be monitored and looked at for future repair. Pool volunteers to close the pool are still needed for a few weeks in August. Chuck Marks reported that due to the work that Chuck Pedersen does on the pool and with the help of volunteers, we have saved an estimated amount of \$15,000.00 annually.

**Landscaping Report:** Sandy has been working with the crews of Tecza Landscaping and is quite pleased with the work they are doing. Bob from the tree service, is expected to be out soon to remove the limbs that had fallen but are hung up in trees. There is a large tree that is dead behind a unit and there will be considerable cost in removing this tree because they cannot get equipment back there for easy removal. We are still on target to have two more ash trees removed that have died or are dying from the Emerald Ash borer.

**Maintenance Report:** Work has been done on repairing the timer for the Clubhouse front door light and the women's toilet at the pool needs repair. New bulbs in the pool exterior lights are on a new timer.

*Continued on next page*

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*Does the Board have your E-Mail address on file? Be informed faster about events/actions happening in Kirkwood.*



**The Next  
Board Meeting  
Is August 15, 2011  
6:30 pm at the  
Clubhouse**



*Driveway Construction In Kirkwood this Summer.*



## Kirkwood Homeowners Meeting *continued*

Ongoing fascia replacement due to carpenter bee and woodpecker damage is being done.

### Old Business

The stop light at the corner of Kirk and Averill was discussed. A homeowner requested that the Board re- open discussion with the City concerning the left arrow. It was decided that if the homeowner wanted the City to look into arrow at the light they should contact the City.

**Seal coating and Driveway Replacement:** Midwest Seal Coating will be seal coating all driveways in Kirkwood beginning in September. Five driveways have been replaced. *(see photos)*

**Gutters & Downspouts:** Apex Siding and Gutters has replaced the front gutters, downspouts for the units that had new driveways put in. This will help by pulling the water away from the new driveways and further to the street.

**Front Stoops & Sidewalks:** Pat White Construction has replaced the

front stairs and sidewalk along with trenching and running a PVC pipe for water run off. Another unit will have a new sidewalk installed shortly.

A homeowner requested the railroad ties in front of her unit be removed with ground cover replacement so that water will not accumulate. This is around a fire hydrant.

### New Business

Landscape/architectural applications were approved for work at several units.

Dead trees along Kirk Road have been noticed. Kathy VanSpankeren has been inquiring of the City, County, and Com Ed regarding Right of Way and responsibility. She will report back when further information is available.

**Sidewalk replacement:** Pat White Construction has been given the job of replacing a problem sidewalk section. There also was a gate adjustment problem after a new walk was put in. It will be adjusted.

Website: No updates.

The Board discussed trying to get a Kirkwood neighbor to volunteer working on the website. A website for a Florida community was brought to our attention that looks very informative and user friendly. This may be a possible new direction for Kirkwood's web site to take.

**Kirkwood Neighborhood Garage Sale:** A meeting for garage sale volunteers will meet at the clubhouse. Dates set for the garage sale will be August 26-27.

**Painting Kirkwood sign and pool fence:** Volunteers will be solicited to help paint the entrance sign and fence sometime in September.

**Painting of Siding:** Six units will be painted this summer. Work has already started by Nick's Painting.

**Next meeting:** August 15, 2011 at 6:30 pm at the Kirkwood Clubhouse.



## What's for Sale in our Neighborhood?

There are currently 5 units on the market:

1584...\$194,900

1531..... 228,900

1567..... 244,900

1508..... 267,000

1572..... 289,000

The most recent sale was

1565 for \$249,000.

## Kirkwood's Neighbor in the News:



**E**li Tomlin may be Kirkwood's youngest artist.

Eli is not your typical 12-year-old. He does enjoy activities like soccer, hanging out with his friends and movies such as "Star Wars" and "Harry Potter," but there's something unique about Tomlin.

He enjoys creating art. Eli takes art classes at Water Street Studios in downtown Batavia, where he

has taken everything from drawing to woodcutting classes.

"My favorite class is 3-D welding," Tomlin says. Tomlin is taking that welding class, even though it's usually available for those who are older than 18 years old only.

The teacher in his welding class oversees Tomlin while he creates his pieces. Tomlin has made lots of different pieces. Some of his works include skeletons, and birds. He's working on a rocket launcher. He says his favorite piece is a bird claw he created.

He does the welding and bends the metal. The only thing he doesn't do is some of the metal cutting,

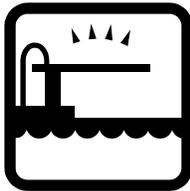
depending on which machine needs to be used.

*"It's your idea, and they will help you however you need them to," Tomlin says.*

Tomlin thinks it's cool to take classes and weld. His family is very helpful and encouraging when it comes to his art. "He wants a home welding studio," says Eli's mom, Lucy. "But we're afraid our house will burn down, so we are trying to figure out how we can do that."

We'll be watching for news of Eli's future works of art.

*Excerpts taken from Kane County Magazine July 2011*



### Pool News: Thank you!

Please take a moment to thank volunteers, Chuck Pedersen, Chuck Marks, Jim and Kathy VanSpankeren, and Barry and Debbie O'Connell for working in the heat in July to get the filters

up and running and other pool jobs. It is unbelievable how much time and effort they have given to make the Kirkwood Pool operational.



### Congratulations to Misty River Women's Chorus.

Several of our Kirkwood neighbors belong to this chorus. It was judged "best small chorus" in it's area and qualified them for the International competition this fall in Hershey, PA. for the sixth straight year. *Best Wishes and Good Luck!*



## JOIN THE 2011 KIRKWOOD 8TH ANNUAL NEIGHBORHOOD SALE

August 26 & 27, 2011 8 am - 4 pm  
Got junk?

Look for information in your mailboxes soon.

# August 2011

**Kirkwood  
Management Phone:  
630-557-5200**

**2011  
BOARD OF DIRECTORS**

**President  
Connie Porter  
Secretary  
Jim VanSpankeren  
Treasurer  
Chuck Marks**

**Directors**

**Chuck Pedersen  
Bill Schaeffle  
Sandy Smith  
Doug Van De Mark**

**Committees**

**Clubhouse Rental:  
Connie Porter  
Landscape: Sandy Smith  
Chuck Pedersen  
Newsletter/Website:  
Denise Marks  
Welcome:  
Heidi Hunter  
Insurance Compliance  
John Bray**

**Kirkwood Online**

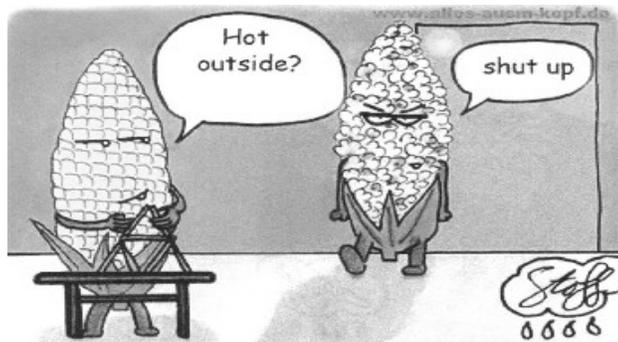
Check out Kirkwood's website. Get the latest information, print out your landscape/architectural forms, look up the Rules & Regulations and more.

**Log on to  
[www.kirkwoodhomes.org](http://www.kirkwoodhomes.org)**

To access the Homeowner Secure Area links, please use the following:  
**USER NAME: khomeowner  
PASSWORD: I500geneva**

*(These codes are intended for Kirkwood use only.)*

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15 KHA Mtg. 7pm Clubhouse	16	17	18	19	20
21	22	23	24	25	26	
28	29	30	31			



2011 July Heat Wave

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*We are  
sending  
sincere  
Get Well  
Wishes  
to  
Mike  
Kegebein*

		<b>J. Douglas Van De Mark, CRB</b> Broker/Owner
		Office 630 232 1234 Direct 630 251 4652 Fax 630 232 1235  doug@karendouglasrealty.com www.karendouglasrealty.com
<b>"Your Kirkwood Realtor"</b>		

**2011 Brush Collection  
East Side Dates  
(east of the Fox River)**

Aug. 8 and 22  
 Sept. 12 and 26  
 Oct. 10 and 24

*Do you have an upcoming event, or special occasion that you would like us to post? Just drop it in the Red Mailbox or e-mail to [Denmarks923@aol.com](mailto:Denmarks923@aol.com).*