

1545 Kirkwood Drive, Geneva

A Newsletter For and About the People of Kirkwood

## KIRKWOOD HOMEOWNER MEETING

The meeting was called to order at 6:50 pm at the Geneva Public Library. All Board members were present. One homeowner was present.

Homeowner, Sharie Pedersen, reported the special assessment at the Oaks Townhomes in St. Charles of \$35,000.00 per homeowner for new siding.

**Financial Report:** Chuck Marks reported the sound financial condition Kirkwood is in. The tax preparation proposal was discussed and approved.

**Pool Report:** Nothing to report

**Tennis Courts:** Nothing to report

**Landscaping:** Sandy Smith is working with Accurate Edge to evaluate the trimming of shrubs this winter. A quote will be forthcoming for Board members to review.

**Maintenance Report:** 1552 and 1592 roofs need to be repaired.

**Management Report:** New legal counsel is being explored. FCC Satellite Rules will be implemented in KHO Rules and Regulations. Snow removal policy will be reviewed for the 2012 snow season. Hardship requests will be given a questionnaire to help in the process. The February Board meeting will be cancelled and the next board meeting will be in March.

### OLD BUSINESS

Still need a pest control company

### NEW BUSINESS

- Storm Door Replacement. Two designs proposed: A full size door and one that is a self store door. Jim VanSpankeren designed a flyer of the two approved designs for distribution to all homeowners.
- Monthly Assessment coupons for 2012 will be printed but will need to be picked up by the individual homeowners. This new procedure will help to eliminate lost coupons and the need to reprint.
- Bill Schaeffle will be working on the rewrite of many of the Rules and Regulations that need to be updated. Satellite Dish restrictions need to be in line with the FCC ruling.
- Club house Mailbox proposal was put together by Sandy Smith and Doug Vandemark. Three different scenarios were discussed

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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 March 21, 2011  
6:30 pm at the Geneva  
Public Library

## Kirkwood Homeowners Meeting *continued*



The Blizzard of 2011  
February 3, 2011  
Below, Kirkwood Drive  
before the city plowed



and the Board decided to wait for further pricing and information prior to making a final decision.

- Hardship 'Non-Rental' questionnaire and guidelines were discussed and Doug Vandemark will rewrite the questionnaire and set forth some guidelines for Board review.
- Snow removal for the 2012 season was discussed. A possible special assessment to cover the additional cost of snow removal. The Board voted not to move on a special assessment at this time. The policy of snow being removed at 3" will remain and be covered by KHO.
- Chimney Caps are being put out for quotes' galvanized vs. copper.
- Roof leaks are still an issue and Jim Van Spankeren is working with the roofers to repair or replace roofs.
- One unit has 3 skylights that have flashing problems and are leaking. The Board

voted to replace half the roof.

- A letter will be sent to the homeowner regarding non-compliance of installation procedures of a solar dome and the homeowners responsibility of future costs of leaks.

- A unit owner requested that the Board review the fine and removal cost of the plants that were planted in the front of their unit. The Board voted to leave the fine as imposed. Another spraying will be given to the plants this spring. A letter will be sent to the homeowner explaining the Board's position.

- February board meeting will be cancelled and the March meeting will be at the library to save on costs of opening and heating the clubhouse.

- Front door replacement was discussed. The homeowner assumes replacement of the door but must submit a request to the Board prior. The homeowners associa-

tion will cover the costs of painting. Drafty doors can be helped by new weather stripping.

Web site: No news.  
Meeting adjourned.

### **Late Newsletter Additions:**

This spring, we have a new landscape company, Tezca Landscaping. Adam Tezca will be at the March homeowner's meeting to explain how their company operates.

Kirkwood Management is also adding **another number** to the phone system for updates such as snowplows, landscape issues, social functions, etc. **No. 8** should be up and operational by the end of March.

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*The Kirkwood newsletter has a new look for the new year. There may still be some changes until we get the look just right. We welcome your comments.*



## Kirkwood Homes for Sale



As of this printing there are 6 units on the market. There has been a little more activity/viewings and even an offer or two, But not one has come under contract yet.

The following units are priced accordingly:

1514	\$194,800
1584	219,900
1502	230,000
1566	249,900
1565	267,900
1531	279,900

Some good buys out there!

## Kirkwood Reminders and News

The Fire Department continues to ask residents to assist them in clearing a 3 ft. diameter area around any fire hydrants that are in front of homes so that emergency personnel can locate and access them if necessary.

Residents with high-efficiency furnaces and clothes dryers are reminded to check all exterior intake and exhaust vents and clear them of snow and ice. Clogged vents can cause your furnace to shut down or

worse, cause toxic concentrations of fumes to back up into your house. Clothes dryers, gas or electric, can overheat if the vents become blocked with can lead to the dryer catching on fire.

**Christmas and holiday decorations** should have been removed by January 15th. Please make sure yours are removed.

### CALLING ALL CAT LOVERS

*The local area cat rescue that has helped Kirkwood in the past needs your help now:*

Guardian Angels Feline Rescue needs to close it's doors, and a number of her cats need to find their forever home. If anyone has been considering adopting a cat, now would be the time. Many of these cats have been waiting a long time looking for just the right person. It would mean so much to so many of these abandoned cats. They are otherwise due to be shipped off to other area shelters and many of them will not survive.

If you yourself are unable to adopt, perhaps you may know someone else that would love to have one these little creatures.

Please give me a call at 630-232-0003 or Guardian Angels Feline Rescue at 847-931-4535 The Rescue would welcome a visit.

Kathy Van Spankeren



## Kirkwood's Neighbor in the News:

*In this month's issue,  
we are featuring  
Betty Schaetle.*

Betty Schaetle and her husband, Bill, have lived at Kirkwood for 10 years. During this time she has attended monthly board meetings and was a member of the Kirkwood landscape committee for a number of years.

Betty's family resides in Michigan, Wisconsin, Kentucky, Hawaii, California, Colorado and North Carolina.

Their grandchildren number nine (5 boys and 4

girls) and in the past two years they've added two great granddaughters. The grandchildren range in age from 4 months to 27 years.

Betty particularly enjoys traveling, gardening, movies, biking and exercising at The Holmstad Town Center fitness center -- a free perk for employees.

Betty began her employment at The Homstad as an Activities Assistant five years ago in the Ekstam Assisted Living/Michealsen Health Care Center.

Two years ago, she transferred to Holmstad's Geneva Place also as an Activities Assistant. The residents enjoy a variety of activities which include card and dice games, Dominoes, crafts, movies, trivia, attending free monthly lunches at the Geneva Senior Center, bingo, and potluck suppers to name a few. You may see the residents in the new Geneva Place bus "The Get-away" shopping the Charlestowne Mall and various local grocery stores. Saturdays are always "lunch out" for residents.



*Like other Kirkwood events, Betty has volunteered to arrange a tour of Geneva Place to show Kirkwood residents all that Geneva Place has to offer.*

*Look for more information about the tour in your mail box soon.*

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

**2011  
BOARD OF DIRECTORS**

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Connie Porter  
**Secretary**  
Jim VanSpankeren  
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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.)

**March 2011**

Sun	Mon	Tue	Wed	Thu	Fri	Sat
Notes:	1	2	3	4	5	
6	7	8	9	10	11	12
13	14	15	16	17 	18	19
20	21 KHA 7 pm	22	23 Tour Geneva Place	24	25	26
27	28	29	30	31		



**J. Douglas Van De Mark, CRB**  
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**"Your Kirkwood Realtor"**



  
**We are  
Wishing:**

*Sincere  
Get Well Wishes  
for Vern Hundt.  
&*

*Congratulations  
to Mary Enk  
on the birth of  
her first  
grandson.*



  
Our sincere  
sympathy to the  
family of  
Heidi Baker,  
a former resident of  
Kirkwood, who passed  
away on  
February 15, 2011.

*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.*

# Blizzard of 2011

*On February 1, 2011, a huge storm dumped more than 20" of snow in the Chicago area and suburbs. Airports and schools were closed the next day as we all shoveled out. Here are some photos of Kirk Road and Kirkwood.*



# SNOW REMOVAL

This winter's snow has been challenging in more ways than we as a community care to think of. It was certainly not what we have come to expect as the norm.

A number of homeowners have voiced complaints as to what they perceived as a lack of a timely response in having the plows come out and remove the snow from our driveways and walks.

**Comment: A number of years ago Kirkwood cleared driveways after a 2-inch snowfall. Why was it changed to 3 inches?**

Reply: At the time it was changed, Kirkwood was literally bleeding money. The Association was \$600,000 in debt, and we were managed by an outside company to the tune of around \$20,000 a year. In order to keep from raising the monthly assessment, the Board became self managed. And among other cost saving steps, they increased the snow removal size to 3 inches. Each time we have the snow removed, it is at a cost of \$1,300 - \$1,400. By increasing the removal to 3 inches we have saved enough money every winter to cover the cost of at least 2 needed roof replacements. The Association has not had to raise the monthly dues in the last 5 or 6 years for a current savings of \$ 900 - \$ 1000 per homeowner per year. We don't know of any other Association that can make that statement.

**Comment: What happens when someone drives on their driveway and then it turns to ice and someone slips and falls?**

Reply: The depth of the snow has nothing to do with snow turning to ice after it is packed down. Packed snow can turn to ice at any depth.

**Comment: Some residents have health issues that keep them from shoveling.**

Reply: The Board has made every attempt to inform all homeowners, through the newsletter, email, and by phone, that assistance is available if a homeowner needs help. A few Board members voluntarily plow and shovel a number of driveways now.

**In hindsight could we have managed the plowing better?**

Yes and No.

When it comes to calling in the plows there is seldom a black and white answer. If the snowfall is predicted to be between 2 to 6 inches, at what point do we ask the snowplows to arrive? If we say come at 3 or 4 inches and we do get 6 inches, that leaves the homeowners the task of shoveling out 2 or more inches on their own.

Should we have waited till all 6 inches piled up over a period of 12 to 14 hours? And if so would some homeowners get stuck trying to go to work?

Another factor before a decision is made is the weight of the snow. If it's a wet heavy snow, we will have it removed before it reaches the 3-inch depth. However, if it is a very light and fluffy snow and the following day is forecasting sun and above freezing temperatures, we may not call to have the snow removed.

Our last big snow was a character builder. Even though some of us shoveled our driveways, we still couldn't go anywhere because the city hadn't cleared the streets. Our contractor didn't arrive till late because the County couldn't clear the highways.

We, as a Board do not take our self-management duties lightly. We have to balance everything we do, keeping in mind our responsibility to fellow homeowners, friends, and neighbors and of course, the bottom line.

Please remember, everything we do affects a Board member too.

February 2011

