

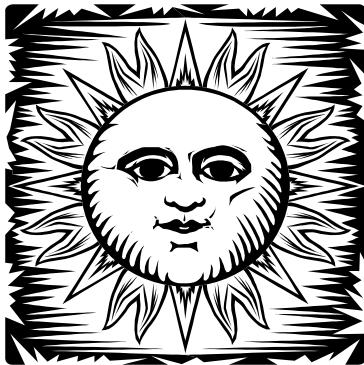
KIRKWORDS

1545 Kirkwood Drive, Geneva, Illinois 60134

A Newsletter For and About the People of Kirkwood

Volume 5 Issue 4

August 2008



2007-2008 BOARD OF DIRECTORS

John Bray	208-6460
Mike Kegebein	262-3397
Chuck Pedersen	262-9796
Connie Porter	232-7813
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Jim VanSpankeren	232-0003

Committees

Clubhouse Rental:

Landscape:

Chuck Pedersen 262-9796

Newsletter:

Denise Marks 845-9935

Welcome:

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Website:

www.kirkwoodhomes.org

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KIRKWOOD'S WEBSITE www.kirkwoodhomes.org	

Kirkwood Homeowners Meetings

JUNE MEETING

Homeowners Forum:

- A Homeowner presented a case for not adding KHA as an additional insured. However, the Board did not agree. A second letter is to be sent out with individual statements not in compliance.
- Pool Lights at night

Reports:

- **Pool & Tennis Courts:** The pool thermostat has been replaced. The pool committee volunteers worked on the filters to improve the flow rate per State of Illinois' requirements. The Board also noted concrete damage due to installation of skimmers.
- **Landscape:** A Work Saturday is scheduled to spread mulch around trees and the pool area. Accurate Edge will pull out loose RR ties at one unit. Ash borers have been sited in Kirkwood. The City of Geneva will provide an inspector to inspect our trees. Any infected trees will be removed by the City and replaced with another. See Mike Kegebein about any ant or pest control problem to have them treated by Kirkwood's contracted pest control company. Pest control treatments are done on a quarterly basis, but the company will come in between treatments at no charge if there is a problem.
- **Web Site:** Sandy Steele resigned from the Board, the Web site and Clubhouse committees.
- **Management:** Deck inspection notices will be sent out about deck repair and staining.
- **Driveways & Concrete:** Work has been postponed due to repairing/replacing 2 more roofs in addition to the 3 other roofs done this year. Five new driveways from last year will be seal coated.
- House Numbers were placed on electrical boxes at the cost of \$103 to make rear house identification easier for inspections, contractors, etc.
- **Painting Project 2008:** The Board accepted the painting bid from Nick's Painting of St. Charles for 12 homeowner units.

(Continued on next page)

**The next Board Meeting is August 18th at 7 PM.
All Homeowners are welcome— your involvement is
important to this board**

Kirkwood Homeowners Meeting (continued)

New Business:

- The Annual meeting date has a tentative date. Four positions will be open on the Board of Directors.
- Budget: In progress for next year.
- Windows: There are homeowner concerns about color and frame size. *See article on Windows.*
- Repair calls: Call Hillcrest Property Management for any repair calls, not members of the Board.

JULY MEETING

Homeowners Forum:

- A homeowner requested information on the process for approving replacement windows; color and style. *See article on Windows.*
- There was a pool discussion on people who are using the pool and not accompanied by a resident homeowner and/or not wearing KHA swim badges.

Reports:

- Financial: 1509-1511 Roof Replacement. 1550 had a concrete stoop replaced that was split and sunken and the 2009 budget is in progress. The assessments are staying the same as the last four years. The \$650K loan taken out for the siding project is less than \$300K and will be paid in November 2011.
- Pool: The pool committee learned how to disassemble the filter which will save \$600 at the end of the season for homeowners. The cleaning robot hose connection was broken so it may be sent to Michigan for repair if a local repairman can't be found. UPDATE: The unit was taken to a "welding friend" and repaired at no cost. The pin from the safety rope has been broken and needs to be replaced. And a drain was unscrewed. Please be on the look out for people who are causing damage or vandalism to our pool. The water temperature is maintained between 80-82*.
- Landscape: The City of Geneva dropped off 10 loads of free mulch to Kirkwood for the work day. A recurring drain problem was discussed again.
- The traffic light originally to be functioning in August has been pushed back to September/October. It will be a welcome site for all us of making a left hand turn during rush hours.
- Web site: There have been problems accessing the host site for the web designer to make changes. It may require changing hosts depending of how many people use the KHA web site to access information.
- The painting project by Nick's Painting is going smoothly despite the hot weather. One building of four units is completely finished. The Board is pleased with the quality of the work done.
- Insurance Compliance: As of this meeting, all but 4 homeowners have complied.*
- Deck inspection letters were sent out to approximately 30 homeowners to have decks repaired or stained.
- Gutters: Do we go back to KHA cleaning out gutters even though some homeowners have had gutter guards installed or is it the responsibility of the homeowner? What happens when one homeowner cleans out his gutters, but his neighbor doesn't? And when ice backs up in his house in the winter because that neighbor didn't clean out his gutters, who is responsible? How would you handle this dilemma?

*"For anyone who still has questions about our insurance regulation please note that because we are not a condominium association, most portions of the act do not apply. Also, in our declarations there is specific provision for the purchase of insurance for an owner and a charge to the owner for the cost. Being named as additional insured on the building portion only, as required in our regulations is far less expensive for both the owner and the board. Moreover, our insurable interest is firmly based upon our responsibility to maintain the exterior of each unit."

Kirkwood Annual Meeting and Board Nominations

Another year has gone by and it's that time for our annual Homeowners Meeting. This year the Board will have four open positions. If you would like to make a difference in Kirkwood or get involved in the decision making process of running Kirkwood, please think about including your name to the nominations. Information and forms will be sent out to homeowners soon by the management company.

KIRKWOOD ANNUAL HOMEOWNERS MEETING SEPTEMBER 28, 2008 1:00 PM AT THE GENEVA PUBLIC LIBRARY

Kirkwood Landscape

CARPENTER BEES

Two locations in Kirkwood have had carpenter bees. Look on your floor of your deck for "wood shavings" to see if they are in your area. Also look at the siding above that area for their nest or holes. They are black with a light yellow color on the back and the size of a bumble bee. If you see these pests, notify Mike Kegebein and he will contact the pest control company for you.

LANDSCAPE & DESIGN

Having trouble with grass not growing in a certain area?

Check out the new landscaping behind Units 1507-1509-1511 for new ideas. These homeowners got together and planted hydrangeas, spreading yews and more and spread mulch over an area where no grass would grow. The second stage of this landscape will come later. Cost was shared by the three homeowners, and now they can enjoy the beauty and efforts of their hard work.



Kirkwood Work Day June 28, 2008

A GREAT BIG KIRKWOOD THANKS TO ALL THE WONDERFUL FOLKS WHO ATTENDED
THE JUNE 28 "MULCH PARTY" AND DID A SUPER JOB!!

**John Bray Kevin Busath Susan Richards Bsrry & Debbie O'Connell LeRoy Johnson
 Michael Robertson David & Vicki Waterman Mary Goschi Stephen Crone Connie Porter
 Heidi & Bill Hunter Jim Van Spankeren Sharon & Mike Kegebein**

These volunteers met at the Kirkwood Clubhouse to distribute 10 truckloads of mulch
delivered by the City of Geneva.

Kirkwood Replacement Window Specs

As the homes in Kirkwood age, homeowners are updating and remodeling their units. This includes replacement windows and several homeowners voiced concerns over guidelines to buying them.

Homeowners are asked to fill out an architectural change application form and submit it to the Board for approval along with samples if necessary. Several members of the Board walked around Kirkwood to do a survey of the windows and they came up with these guidelines:

- You can buy from any vendor but be in compliance with color and style. NO double hung windows.

- Frame can't exceed 3" from cedar trim to opening to outside. (Most standard frames replaced in Kirkwood were 2")
- Cedar trim cannot exceed 4 3/4" width.

(Some vendors like Anderson and Marvin have different names for their brown color. Most companies carry a "Medium Bronze" color or take a sample of the Sherwin-Williams standard "Kirkwood Door and Trim" color.) Any questions, please call:
Hillcrest Property Management at (630) 627-3303

Kirkwood Deck Staining Specs

There are two Kirkwood stain colors, one called "KIRKWOOD NEW" which is lighter and used on the units, and the other called "KIRKWOOD OLD" which is the old dark color stain. Sherwin-Williams carries both stains for your deck, so ask for the stain you want by name.

ON ALL VERTICAL AND VISIBLE SURFACES YOU MUST USE "KIRKWOOD NEW".

On HORIZONTAL surfaces only, including the deck surface that you WALK on, you may, at your option, use either the older darker stain or the new lighter one.

SHERWIN-WILLIAMS
33W365 ROUTE 38
WEST CHICAGO, ILLINOIS

(630) 232-0220

There is a S-W discount for Kirkwood homeowners when buying this stain.



Nick, owner of Nick's Painting, in St. Charles, and his associate Jim (left) have been painting the "Kirkwood New" paint on the west side of Kirkwood. Soon all of Kirkwood will be the same color.



POOL NEWS: It seems like a never ending job, but Board President Chuck Pedersen has been putting in lots of hours working on the pool and its equipment. Barry O'Connell (center) and Chuck Marks (right) lend a helping hand cleaning these huge pool filters. Thanks to them, and others who help open & close the pool and maintain it.

ONE THING TO DO THIS WEEK:

CHECK the condition of your sump pump and, if you have one, your battery-operated backup pump that kicks in, in the event of a power failure. Do you need to add water to the backup pump?

Historically, bad, severe storms have hit Chicagoland in August.

Kirkwood Neighborhood News

MISTY RIVER MUSIC MAKERS

Kirkwood neighbors Linda Pavlo, Susan Richards and Barbara Yeh are members of Fox Valley's Misty River Music Makers Women's Barbershop Chorus which is celebrating its silver anniversary as a chapter of Harmony International, Inc.

In June, the chorus hosted the regional contest and conference with competing choruses hailing from Kentucky, Wisconsin, Indiana and Ohio. The "home team" captured the third place trophy and qualified to compete at the international competition to be held in Appleton, WI - the SAME weekend that the Bears and Packers face off in November. *YOU GO, GIRLS!!!*

BTW: The chorus practices Monday nights at a Geneva bank and loves to perform. Any woman age 12 or older is welcome to visit and consider joining in the FUN -- just ask Linda, Susan or Barbara.

The chorus's next performance will be on Monday August 18

when they sing the National Anthem at the Cougars game. CHECK 'EM OUT!



KIRKWOOD LADIES FORUM

On Wednesday night, July 23, 2008, an informal Kirkwood Ladies Night took place. Connie Porter, who spear-headed this event, along with assistance from Sharie Pedersen and Denise Marks, thought this would be a good way for the women in the neighborhood to come together to share ideas and concerns for Kirkwood without the formalities of being at a Board meeting. Over 25 women socialized and enjoyed all the food and beverages they provided. It was nice to see new faces there.

Connie began the forum by describing the need to get more residents involved in certain areas. Connie explained that KHA is on a tight budget until the Siding Project loan is paid off in 2011. Because there is a tight budget and things happen which change the priorities and financing, she is looking for people to help volunteer their time or money to complete some small projects which would improve Kirkwood.

She targeted the Clubhouse as an example. The Kirkwood Clubhouse is an asset to Kirkwood as well as a buying point for prospective homeowners. It needs "sprucing up" by volunteers. Also the back yards of some of the units are becoming eye sores and need to be

cleaned up. The women agreed with these observations.

Sandy Smith and Karen Ambler volunteered to head the "Chair Fund". They would like to re-web the pool chairs and loungers after getting more material information. Carlie Pagano thought a Kirkwood House walk would be fun to do and offered to plan one.

Other topics discussed were the Property Management Company, the Rules and Regulations revisions, special assessments, the new traffic light, and landscaping. Some ladies said they have had a good experience with the property manager, others wondered what they did. These are some of the issues the Board has been dealing with and which Connie may have been looking for answers to.

Several comments from the group included "we need more curb appeal", "we need to keep the place (Kirkwood) special", and "enforce the rules we already have". Some people later commented that it is the "conformity" of Kirkwood that makes it look nice, while others thought there should be some room for individuality.

All in all, it was a nice, lively evening to generate interest in our community. Already, people have asked Connie if there will be another one. Get informed, and get involved about what's happening in your neighborhood and hope to see you all at the next one!



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

FYI: Environment Illinois Programs

In 2007, Environment Illinois fought hard to pass landmark statewide energy efficiency programs. With summer here and energy bills rising, many of these programs have just now become available -- helping you save the environment and save money on energy bills. These programs contain great opportunities for your home or business -- \$1-\$2 discounts on CFL bulbs, \$25 cash for appliance recycling, customized savings programs and much more.

But these programs are also first-come, first-served, so you need to act fast!

For more information on how to save money and energy, be sure to visit the newest section of our website -- our Environment Illinois Energy Efficiency Headquarters:

<http://www.environmentillinois.org/eehq?id4=ES>

Our Energy Efficiency Headquarters is designed to be your one-stop internet resource for energy efficiency. It contains the latest information about these programs, tips on how to be more energy efficient in your home or apartment, and everything you need to know about CFLs.

So save money, save energy, and help save the environment through energy efficiency this summer. Just go to the web site to find out how!

Kirkwood Online

You need to know what's happening in Kirkwood!

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

Log on to 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.*)