

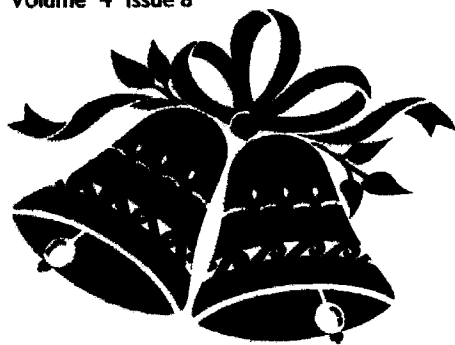
KIRKWORDS

1545 Kirkwood Drive, Geneva, Illinois 60134

A Newsletter For and About the People of Kirkwood

Volume 4 Issue 8

December 2007



Merry Christmas

**2007-2008
BOARD OF DIRECTORS**

John Bray 208-6460
Sandra Steele (Hickman) 208-9001
Mike Kegebein 262-3397
Chuck Pedersen 262-9796
Connie Porter 232-7813
Bill Schaeffe 232-2198
Jim VanSpankeren 232-0003

Committees

Clubhouse Rental:
Sandra Steele (Hickman) 208-9001
Landscape:
Chuck Pedersen 262-9796
Newsletter:
Denise Marks 845-9935
Welcome:
Heidi Hunter 845-8669
Website:
Sandra Steele (Hickman) 208-9001

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Inserts: Address Directory (Corrected) 2007-2008 Board of Directors Updated	

KIRKWOOD'S WEBSITE
www.kirkwoodhomes.org

Homeowners Meeting:

The November meeting was called to order at 7 pm. Five homeowners were present and several came later.

Homeowner's Forum: A homeowner expressed her appreciation for the quick response to her driveway and retaining wall issue. She asked for information on storm door replacement in regards to color.

Committee Reports:

Pool: All pool related equipment is in winter storage and the Clubhouse has been winterized. Skimmers were installed and Chuck Pedersen will monitor the chemicals over winter.

Landscape: The committee is working on a berm design for the front entrance. They also worked in the pool area this fall, adding a brick border along the ground cover area.

Website: The website is still in the process of transferring web designers. Jim Van Spankeren and Sandra Steele (Hickman) are involved in getting it up and current with new Web Site Editor, Sandra Ellis.

Management: Scott Millard, Kirkwood's property manager, sent out 27 warning letters to homeowners in regards to enforcing the Landscape Rules and Regulations with November 15th as a compliance date. As of November 15th, there will be another letter sent out. He remarked that there is a "fair degree of compliance; some complete compliance, some partial compliance, and some no compliance." Those not in compliance will have monetary penalties imposed.

Four homeowners were turned over to Collection agents for past due assessments—two have paid in full as of this meeting date.

The landscape contract with Accurate Edge was discussed. There will be a 5% increase and pruning and trimming issues will be straightened out. Their contract ends in November and begins again in April.

2008 Budget: Every homeowner was sent a copy of the budget. It was adopted, discussed and approved by the Board.

Topics Discussed:

Homeowner Survey: Out of 84 homeowners, 53 responded to the survey on drainage and sump pumps. The committee got a lot of helpful information and will work on a plan for drainage and driveways and concrete issues in certain problem areas.

House Numbers to be added to the rear of units for identifying units and areas to be worked on, i.e., utility or landscape companies.

Adequate Insurance Coverage and adding Kirkwood Homeowner's Association as "additional insured" on policies was discussed. An estimate of \$125 per square foot living area was given as a rule of thumb for minimum coverage. John Bray is working on this and will follow up with more information later.

Kirkwood Homeowners Manuals that were not picked up by several homeowners this past winter, will be delivered to them by members of the Board.

(Continued on page 2)

The next Board Meeting is December 17th at 7 PM at the Clubhouse. See you there!

(continued from front page)

A discussion on the Welcome/Social Committee as an informal Committee. A "new owner" orientation meeting and various ideas as to how to prepare a homeowner for townhome living were tossed around. At the October meeting, Heidi Hunter (1580) volunteered to be the "Welcome Committee" person for Kirkwood. Thank you, Heidi!

SNOW and SNOWPLOWING: Kirkwood's snowplowing contract begins at a minimum of 3" of snow. Please allow lead time for snow removal and for the end of a heavy snow fall. Please be patient, and if you need more information, you can call Jim Van Spankeren on his cell phone at 630-464-0031. He will have a recorded message regarding the snow situation.

Neighborhood Reminders

- **GUTTER CLEANING:** Please make sure your gutters are LEAF FREE. The Board is concerned about ice damage, fascia damage over winter due to plugged up gutters. It is the homeowners responsibility to clean them out. One suggestion was to use a leaf blower in the gutters.
- **HOLIDAY DECORATIONS:** With the holidays coming soon, you might want to review the regulations about seasonal & holiday decorations. Though a few of these regulations are new to Kirkwood, the majority of them have been the same for years. And though, in previous years, Kirkwood has been lax in enforcing them, the Property Manager now will be. We all want Kirkwood to be a desirable place to live in.
- Please check your 2007 Kirkwood Manual first on maintenance issues if you have a question about something. There is a Maintenance chart as to who is responsible for just about every item you can think of.

Wrought Iron Railings

Some homeowners have had hand railings installed recently on their stoops and stairs. Work was suspended temporary because the owners of the business had serious health issues. Homeowners, at their expense, who want hand railings installed on their front steps can contact:

ERNIES WELDING AND RAILINGS at 1-630-231-2880 The cost will be \$31/ft of railing.



WINTER SNOW PLOWING

With winter approaching, we would like to provide new information:

This year we will try to keep Homeowners informed as to whether or not they should expect their driveways and sidewalks to be plowed and when. Usually plowing will take place when we have an accumulation of 3 or more inches of snow. This will vary depending on weather conditions such as: Temperature-how fast do we think the snow will melt away?— or Weight. If it is a heavy snow or icy, we may decide to plow at 2" or if the snow is light and fluffy with strong winds, we may not plow at all. We strongly encourage the owners to "ice melt" their own walks and stoops during icy conditions.

The reason we try to decide on any individual snow fall is strictly monetary. If we let the plowing contractor come when they decide it's time to plow, it would cost Kirkwood-us-a small fortune. Each snow removal costs around \$1200-\$1400.

Starting this winter, any Homeowner may call 630-464-0031 for a recorded message regarding snow removal decisions. This telephone number is only for information and will not record any messages you may want to leave. The message may change throughout the day depending on the fluctuality of the weather.

The snowplower will clear driveways and sidewalks, and the clubhouse parking lot. Whenever possible, keep your car parked in your garage and not on the street or overflow parking. If you are home when the snow plowing is in process and are parked on the street or in a parking space, please move your car to a clear space so the remainder of the snow can be removed. The City of Geneva is responsible for plowing Kirkwood Drive.

During severe weather, if you call a Board Member or the Property Manager regarding snow plowing, be assured we will receive your message and call the appropriate person to handle the problem. We WILL NOT have time to call everyone back individually.

Please remember to disconnect your outside water hoses. If they freeze, it may cause your antifreeze water outlet to backup the freeze and crack the water line inside your home

If you go away for the Holidays or during cold weather, please be sure to leave your heat on at least 60 degrees to keep pipes from freezing. In addition, you should leave all of your cabinet and closet doors open while you are away so that the heat can get to the areas of the walls with pipes behind them.

This month's Page from the Past insert is from December 1989. Please note that the names and numbers mentioned on this page may NOT BE CURRENT or ACCURATE anymore. This page is for your interest only.

KIRKWOODS

DECEMBER 1989

A Periodic Newsletter
For and About the
People of Kirkwood

It's That Time Again

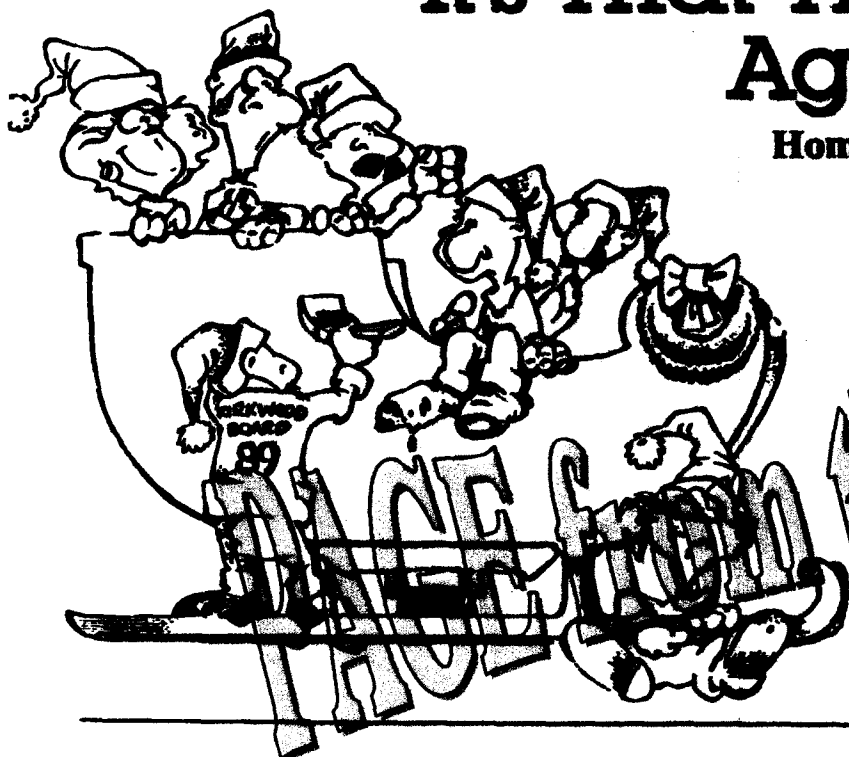
Homeowners Annual Meeting

Monday January 15th

7:30 am

We've all moved indoors. All but forgotten are the pool and tennis courts, sod watering, tree trimming, building repairs, fiestas and cook-outs. However, running Kirkwood is not just a fair weather job. It takes dedication and time all year round.

The approaching Holidays remind us that the new year, new boards, and new Kirkwood Board are right around the corner. Thanks to the 1989 Board of Directors, Committee Heads and volunteers as they prepare to turn Kirkwood's future over to the new Board. Arrangements have been made to hold the meeting at Riverwalk Restaurant in Geneva. Coffee and refreshments will be served, with a cash bar available.



The Year it All Began 1976

by Gary Pavlo

We all know that the Kirkwood Homeowners Association was formed and they started building our homes that year, but did anything else happen?

January
Pittsburg's Steel Curtain stopped the Dallas Cowboys in Super Bowl X by score 21 - 17.

February
Linda Carter became TV's "Wonder Woman".

March
Patty Hearst was found guilty of armed robbery.

April
Barbara Walters was given a 1 million dollar TV contract.

May
Robert Redford and Dustin Hoffman star in "All the President's Men".

June
First women admitted to the Air Force Academy.

July
U.S. 200th birthday, and Olympics opened in Montreal with star gymnast Nadia Comaneci.

August
Legionnaires disease hits Philadelphia.


September
Song "Silly Love Songs" done by Wings becomes hit.

October
The Reds won the World Series in 4 games from the Yankees.

November
Jimmy Carter is elected President.

December
Mayor Richard J. Daley died.

The year had champs like "Rocky" and Ali, it had landings like the tall ships in New York and Voyager I on Mars. We read books like "Roots" and sang songs like "Don't Go Breakin My Heart". That was the year Kirkwood was born.

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 7 PM Meeting	18	19	20	21	22
23	24	25 Merry Christmas	26	27	28	29
30	31 Happy New Year	 NOTES:				

A HOLIDAY TREAT

Want to feel pampered? One of Kirkwood's newest neighbors, Joanna is a nail technician who would love to help you out. She's just a walk away at 1540 Kirkwood. Give her a call if you need a Manicure or Pedicure for the Holidays or later. Call her anytime or leave a message.

Joanna 1-847-778-6553



BEGINNERS PILATES CLASS!

Vicky Waterman (1572), a new neighbor in Kirkwood, is an instructor at the Delnor Wellness Center. Vicky has said she would be willing to start a class in Beginners Pilates. If there is sufficient interest, this class would be for Kirkwood residents and held at the Clubhouse. Look for more information to be posted on the Community Bulletin Boards.

What a great idea and especially after all the Holidays. And it's a neat way to keep in touch with the neighbors this winter. Get ready to sign up!

KIRKWOOD'S GUYS & GHOULS BUNCO BASH!

On October 27th was a smash hit! Thanks to all who joined the fun, brought treats and helped clean up.

A good time was had by all.

Kirkwood on the Web!

www.kirkwoodhomes.org

To access the Homeowner Secure Area links,

please use the following:

USER NAME: khomeowner

PASSWORD: 1500geneva

These codes are intended for Kirkwood use only.

In Closing: The Board and Management would like to thank all of the owners who have served on committees, organized parties, helped with Landscaping and the Pool this year. We could not have done it without your help and dedication. Thank you. We would like to wish you all Good Health and Happiness in the coming year-2008!