



1545 Kirkwood Drive, Geneva, Illinois 60134

A Newsletter For and About the People of Kirkwood

Volume 5 Issue 7

December 2008



*Merry Christmas and
Happy New Year to All!*

2007-2008

BOARD OF DIRECTORS

John Bray 208-6460
Chuck Marks 845-9935
Chuck Pedersen 262-9796
Connie Porter 232-7813
Bill Schaeffe 232-2198
Sandy Smith 232-6930
Jim VanSpankeren 232-0003

Committees

Clubhouse Rental:

Landscape: Sandy Smith 232-6930
 Chuck Pedersen 262-9796

Newsletter/Website:

Denise Marks 845-9935

Welcome:

Heidi Hunter 845-8669

Hillcrest Property Manager:

Scott Millard 630-627-3303
 Email: smillard@hillcrestmgmt.com

*There is a charge for Non-Emergency Calls
after Business hours.*

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**KIRKWOOD'S WEBSITE
www.kirkwoodhomes.org**

Kirkwood Homeowners Meetings

The October meeting began with several homeowners concerned about the landscaping crew and getting architectural approval for windows. This brought on a discussion on window colors and names from different companies.

The November meeting also discussed several of the same topics so the following is a combined summary of both meetings.

Committees:

- **Pool:** Chuck Pedersen is working on the pool for the winter adding chlorine every 10-14 days to the water which will be money saved in the spring. The pump room is closed for the winter and the filters cleaned.
- **Tennis court nets** have been taken down for the year by Patrick Mauer, one of Kirkwood's volunteers.
- **Landscape Committee** is now headed by Sandy Smith. A new landscape contract is being looked over before approving.
- **Website:** The website is current and the Board approved letting vendors buy ad space in the newsletter to advertise their business. (See article) A new updated Address Directory with e-mail addresses will be distributed soon.
- **Budget for 2009** has been approved.
- **2008 Drainage Issues:** A new system by US Waterproofing has been approved for five homes to receive this system to help prevent flooding issues.
- **Gutter Cleaning:** Forty two units paid to have gutter guards installed while the rest of the homeowners installed them themselves or already had them on.
- **Insurance Compliance:** The count is down to two homeowners for non-compliance. This has been a major undertaking which has taken several years to complete.
- **Snow Removal Contract** has been signed.
- **Criminal Trespass Issue** concerning Kirkwood.
- **Request Forms** for maintenance issues can be found in the Kirkwood Homeowners Handbook.
- **Kirkwood Homeowner Association Tax Return** quote approved.
- **Need new roof bids** for four roofs in 2009.

**The next Board Meeting is December 15th at 7 PM.
 All Homeowners are welcome-your involvement is important.**

Kirkwood Board Notes

Attention All Homeowners:

As a follow-up to my inquiry in the last Kirkwoods Newsletter, there is no homeowner interest in attending any continuing education seminars on their Homeowner's Insurance Policy.

In order to keep the Association's insurance file current, I will continue follow-ups to dot the "I"s and cross the "T"s. All homeowners have included the Kirkwood Homeowners Association as an Additional Insured on their policy. However, not all agents and/or companies are automatically copying the Association on policy renewals and updates. So, expect a call, a letter or a personal visit from me until we have a smooth running process firmly in place. We will continue to ask for your help and cooperation to accomplish this vitally important task.

Thank you!
John F. Bray, Director

KIRKWOOD GUTTER CLEANING- GUTTER GUARD INSTALLATION PROGRAM 2008

The Gutter guard program was a huge success in 2008!

All but four units were completed in 2008 and those units are 1515, 1523, 1525 and 1544, which will be completed in the spring of 2009 as well as the Clubhouse.

We have also noticed that many of the units owners that were going to do their own gutters did not complete the top level of their units. If any one needs to purchase extra "Gutter Guards", (4 foot section), we have a limited surplus supply available for a cost of \$2.00 each.

Please contact Chuck Marks if you are interested in purchasing them. Supply is on a first come basis.

SCOTT'S CORNER

As we move into the winter months it's appropriate that I discuss, briefly, winter-time matters!

First, we have once again contracted with Accurate Edge to handle the snow removal chores in the community. The Board and Management work hand in hand to assure that snow removal is performed on a timely basis and according to the specifications in the contract. However, we do rely on owners to contact us in the event of any complaints, problems, suggestions, etc.

If you experience any snow removal problems, please contact me directly at (630) 627-3303-and if it is after hours simply follow the prompts and our answering service will contact me day or night. You may also e-mail me at

smillard@hillcrestmgmt.com

One thing to remember: Our contract has a 3" clause meaning that we don't call out the snow contractor unless there is 3 inches of snow on the ground-and we don't salt sidewalks.

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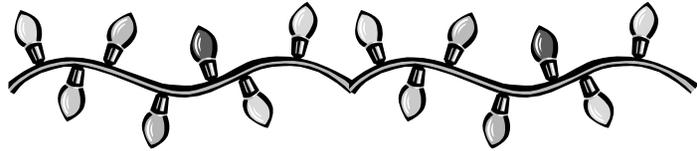
Second, a word on "Holiday Decorations":

- Under the Rules & Regulations, holiday decorations may be displayed from after Thanksgiving and must be removed no later than January 15 of the following year.
- Lights or other decorations may not be nailed to the exterior of your home and lights and/or decorations should be limited to trees and shrubs.
- Inflatable or plastic displays (large blow up Santa, Frosty the Snow Man, etc.) are prohibited in front yards or on any other common areas.
- If any holiday decorations are deemed excessive, offensive, unsightly or cause a nuisance to community standards, the Board reserves the right to require the removal of such decorations.



Have a safe and happy holiday season!

SCOTT MILLARD
Property Manager
Kirkwood Homeowners Association



City of Geneva Winter Snow & Ice Removal Program

When road conditions become hazardous and snow and ice control procedures are required, streets that are posted as "SNOW EMERGENCY ROUTES" are cleared of snow and ice first. These snow emergency routes are streets that have a high volume of traffic and higher speed limits. These streets are posted with red, white and blue "SNOW ROUTE" signs. Parking on all snow routes is prohibited when there is a snowfall of 2 inches or more. Violators are subject to a \$35 fine and the vehicle will be towed.

Once snow emergency routes have been cleared of snow or ice, secondary streets will be cleared. Secondary streets include all alleys, cul-de-sacs and dead ends. ***Parking is prohibited on secondary streets when there is a snowfall of 3 inches or more. Violators are subject to a \$30 fine and the vehicle will be towed.***

During a major snowstorm, secondary streets will receive one pass each way to provide access for residents and emergency vehicles (firefighters, ambulance and police). This phase will continue until the snowfall has ended. When the snowfall has ended, all streets, cul-de-sacs, alleys and dead ends will be plowed of snow curb to curb or edge of pavement to edge of pavement. When the amount

of snowfall is less than 1.0 inches, and plowing operations are not necessary, salt will be lightly applied to snow emergency routes, schools, hills, curves and intersections that have stop signs.

Due to limited available salt materials; secondary streets, cul-de-sacs, alleys and dead ends may receive very little salt applications. The City must manage our salt material supply to insure there is material to last through the entire winter season.

Please drive with caution and adjust your driving based upon the conditions of the streets. The City will continue to make announcements of snow emergency conditions, parking bans and procedures through the local Public Access channel on cable television.

Complete program information and updates can be found on the City's website and from the Public Works Department at 630.232.1501. This information will also be published in the City's Winter Newsletter.

With your assistance and cooperation, the City can deliver the highest level of snow and ice control service in a safe and timely manner for our community.

(From the City of Geneva newsletter)

A Kirkwood Editorial by Denise Marks

Having attended Board meetings for the past few years to bring you this newsletter, I am always amazed at how much is discussed and accomplished each year for Kirkwood. The Board works on the same old issues year after year, such as landscaping, snow plowing, pool opening and closings, rules and regulations, service contracts, etc. and handles the same old problems year after year along with any new ones that come up. Keeping 84 homes maintained and 84 homeowners happy is a pretty demanding, if not impossible job. There is a lot of time involved by these Board members with the management of Kirkwood that we don't even know about, and yet some of these members still carry on a full time job. That, I consider, is *dedication*. Who in the world would do all that without pay? And certainly, at times, with very little appreciation.

From the last few meetings I attended, I am seeing a change in the attitude of the Board toward the same old problems—they are tired of them, and would like to see an end to dealing with them. I can't say I blame them, it is frustrating to see things go in circles over and over.

So there may be some changes in Kirkwood's direction...and it will probably be for the good. It may not be the easy thing to do, considering that we are all neighbors and may have to make some adjustments, but it is the right thing to do. They are rectifying all the inconsistencies and indecisions and navigating to a more consistent path...one that has already been laid out in the Kirkwood Homeowners Handbook.

If you think that Kirkwood's policies and problems are unique only to Kirkwood, then read the following section which came out of another Association's December newsletter (I have changed their subdivision name to ours):

"Serving on the Board is not always easy. Although the Board Members exercise their best judgment when making decisions, it cannot always be the most popular resolution to a problem. It is important to keep in mind that these decisions are

always made with the goal in mind of maintaining our beautiful community and keeping it financially sound. It is much easier to be critical of decisions than to take part in making them. When you take an active part in the decision-making process and share your expertise and your vision for Kirkwood, you can take pride in being a part of making this a great place to live.

Consider becoming actively involved in Kirkwood. You can help protect the investment in your home and the home of your neighbors."

This statement also reflects one of our own Board member's comments below:

"We are a townhouse community-not a private home ownership and as Board members we need to look at what is best for the community as a whole. Once we start allowing or looking the other way we open the door to all sorts of changes that will impact our values".

Personally, I am glad to have this new attitude on the Board. With a sluggish real estate market and an economy that is down, at least I know the Kirkwood Board is keeping a watchful eye on my biggest investment. I don't want my home value lowered because the Board didn't do its best to maintain what is best for Kirkwood. And I believe the majority of Kirkwood feels the same way. Don't believe me? Find out by coming to the meetings.

So in closing, I would like to say, Thank You, to all Board Members, past and present, for all your hours of commitment to Kirkwood. Because of you, Kirkwood can only get better.

*Happy Holidays to All,
Denise Marks*



If you would like to respond to this editorial, please email me or use the Red Mailbox. Kirkwoods will only publish the opinions of those who allow their names to be printed.

Kirkwood Neighborhood Notes

Our Kirkwood Neighbor was featured in the Delnor Hospital Living Well Magazine. You probably have seen Bob driving in his van around the neighborhood. He always has a friendly wave.

Volunteer Spotlight

This issue we are featuring Bob Jelinek of Bob's Painting and Decorating and Decks Renewed. Bob has been a painting contractor for 34 years in the Fox Valley.

Bob has generously given of his time and expertise to help beautify LivingWell long before the doors opened in 2005. He was called in to paint the building when it was first rented by LivingWell. "I walked in and asked which rooms they wanted painted, and then offered to donate all of the labor and materials to the center." Bob didn't just paint a few rooms—he painted the entire inside of the building.



"I just wanted to help," he explains. Adding, "When you see a place like this, and all the good that they do, it makes you appreciate your health and how lucky you are"

Over the last 10 years, Bob has developed a relationship with Delnor as the painting contractor for the hospital and throughout the health system. And over the past three years he has been called on to repaint several times at LivingWell; doing so at no charge each time. He says he will continue to provide this service as long as they need it. "LivingWell is the most amazing place; it is such a team effort and everyone here works together to accomplish so much. I'm just glad to be a part of it in any way I can."

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ART INSTITUTE TAPESTRY TRIP MONDAY, DECEMBER 15, 2008

Christa Thurman, the Art Institute's curator of the Department of Textiles will take us personally though her exhibit. Information had been placed in your mailboxes in October, and a large group is ready to go. For those who signed up, information on parking and train tickets will be put in your mailboxes before the trip.

If you need more information, contact Kathy Van Spankeren at 232-0003.



Once again,
the great
Evergreen tree
has been lit
and decorated
for all of Kirkwood
to enjoy.
Thank you,
Kathy Van Spankeren
and the neighborhood elves who
helped her make it
a beautiful site.

Our sincere sympathy to
the Family and Friends of
John Edmondson
who passed away on
December 4, 2008.

KIRKWOOD NEWSLETTER ADS

Do you know someone who would like to advertise their business or service in our newsletter?

The Board approved at the last meeting to allow business owners/vendors to place ads in the Kirkwood newsletters. For \$60 a year, ads will run in approximately 6-12 newsletters and also on the Kirkwood website. Ad size is approximately a business card size, but it may vary depending on space available. E-mail or call Denise Marks if you are interested in placing an ad or pass the word on to someone you know. Not only does it help the business owner, it helps keep Kirkwood's costs down too.

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15 7 PM KHA Meeting	16	17	18	19	20
21	22	23	24	25 <i>Merry Christmas</i>	26	27
28	29	30	31 Happy New Year 2009	Notes:		



Kirkwood's Guys & Ghouls Bunco Bash!

In October was a fun night enjoyed by all. Thanks to all who brought treats and made it a successful Kirkwood Social event.

The Kirkwood Club house has been shut down for the winter. You will still be able to attend the Board meetings but please remember there will be no bathroom facility.

2009 Kirkwood Directory Updates

The new updated lists for Names and Addresses as well as E-mail addresses are inserted in this edition. Please contact Denise Marks for any changes or corrections needed for the next updated list.

Kirkwood Online

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.)*

**If you have any questions about the snow plowing status
 during any snowfalls this winter season,
 please contact the Hillcrest Property Manager at 630-627-3303.**