

# KIRKWORDS

1545 Kirkwood Drive, Geneva, Illinois 60134

A Newsletter For and About the People of Kirkwood

Volume 3 Issue 1

February 2006



## Happy Valentines Day

2006

### BOARD OF DIRECTORS

Scott Ferguson	232-0401
Chuck Marks	845-9935
Chuck Pedersen	262-9796
Bill Schaeffe	232-2198
Bill Studnick	232-6269
Jim Van Spankeren	232-0003
Dave Wechter	208-0012

### Committees:

**Clubhouse:** Sharie Pedersen 262-9796

**Welcome:** Barbara Yeh 208-1174

**Social:** Patricia Mauer 208-7850

## Annual Board Meeting

### New Board Members Elected

At the January 16, 2006 Annual Homeowners Meeting, two new Board Members were elected: Scott Ferguson and Bill Schaeffe. Chuck Marks was re-elected, all to two year terms. The 2006 Kirkwood Board is now as follows:

Chuck Pederson – President  
Chuck Marks- Treasurer  
Bill Studnick – Secretary  
Scott Ferguson

Jim Van Spankeren  
Dave Wechter  
Bill Schaeffe

Homeowners also voted to change the Annual Meeting from January to a September/October date. This will enable the meeting to be held outside along with a Social gathering for homeowners. Hopefully, more homeowners will attend and also eliminate the cost of renting chairs.

It was also moved that the Clubhouse be closed his winter to keep down operating costs. The Homeowners meeting will still meet there, however no bathroom facilities will be available. It will be reopened for rentals and other activities in the Spring.

*Thanks to Lucy and Bill Tomlin for all their hard work over the past two years. Lucy organized the Kirkwood Cleanup Days in the Spring and Fall as well as overseeing the Landscape contractors. Their dedication was and is truly passion driven. Considering we had to cut a pretty good part of her landscaping budget she still did a great job. She will be missed. Thanks to you Lucy for all you did and helped with.*

*Kirkwood Board*

### *A Friendly Reminder*

*The Holidays are over and all the decorations that looked so nice then, now need to be taken down by February 15th.*

*Please cooperate and take advantage of our warm winter season we have had.*

*Thank you*

*(Check your Rules & Regs. if you have questions)*

### It's Sweet!

### Kirkwood's New Website

*Need to know what's happening in Kirkwood?*

Check out Kirkwood's new website thanks to Scott and Beth Ferguson.

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](http://www.kirkwoodhomes.org)**

**The next Board Meeting is February 20th at 7 PM.  
All Homeowners are welcome— your involvement is important to this board**

## **SPECIAL OFFER ON NEW GARAGE DOORS**

At the January 16, 2006 Annual Kirkwood Homeowners meeting, Association members voted in favor for funding new garage doors with a co-pay plan (PLAN B) over a two year period; 42 doors in each of 2006 and 2007. A significant feature of the co-pay plan was that the Association Board would control the cash flow from the Association budget based on budgetary outcomes; e.g. after snow season, painting, and pool expenses were known. The first ten of those garage doors will be installed in February. These consisted of 6 doors listed as having failing exteriors, the balance to complete the 2 buildings. The remaining 32 doors for 2006 have not yet been scheduled but will be installed by December 2006.

Based on homeowner requests to get their new garage doors installed as soon as possible, the Association Board is making the following Special Offer on the remaining 32 garage doors for 2006 as an enhancement to PLAN B:

The 22 remaining Homeowners on the list of failing exterior garage doors wishing to have their garage doors installed in March or April of 2006 will be the first given the opportunity to do so under the following conditions known as The Pay Up Front Special Offer:

1. Pay the full amount of their garage door (\$835 plus optional costs, if any) up front at the time of order March 1, 2006 and get your door installed by the end of April 2006.
2. Wait until December 2006 to be reimbursed the Associations' \$400 co-pay
3. Notify the Boards' Project Manager for Garage Doors, Bill Studnick, with the attached Acceptance Letter by March 1, 2006.
4. Enclose a check made out to The Kirkwood Homeowners Association for the full amount with the Acceptance Letter.

Any of the 32 doors not taken by the above referenced 22 failing exterior garage door homeowners will be offered to Kirkwood homeowners beginning March 6, 2006. The method of selection for these doors has not yet been determined because we don't know what the demand will be.

If demand exceeds 22, maybe a lottery!

This is a good deal for the Association and the Homeowners:

1. The Association must pay 50% of the cost when the order is placed and the balance within 30 days of installation- No funding problem if the homeowner pays in full up front.
2. Homeowners wanting their door ASAP get it, if they are willing to wait to be reimbursed.
3. Scheduling of doors is not dependent on budgetary outcomes- ½ of Kirkwood is updated by the end of April 2006 rather than December.

**See the enclosed Acceptance Letter sent to the above referenced 22 homeowners with failing garage door exteriors offering them the Up Front Special Offer.**

**See the new Garage Doors already installed on Unit 1501!**

# CALLING PROCEDURES FOR REPORTING REQUESTS

*The following is the proposed structure of self-managing in regards to landscaping, maintenance and homeowner requests. Below are the lists of home owner addresses, and the board members designated to receive any and all requests from them. The board member upon receiving the request can either care for the request(s), channel it to another board member, or bring it to the attention of the whole board for a decision.*

The Treasurer has been excused from receiving calls based on the fact that this position involves an excessive amount

<b>DAVE WECHTER TELEPHONE: 208-0012</b>					
1500	1502	1504	1506	1508	1510
1512	1514	1516	1518	1520	1522
1594	1596	1598			15 HOMES
<b>JIM VAN SPANEREN TELEPHONE: 232-0003</b>					
1524	1526	1528	1530	1532	1534
1536	1538	1540	1542	1544	1546
1548	1550	1552	1554		16 HOMES
<b>SCOTT FERGUSON TELEPHONE: 232-0401</b>					
1509	1511	1513	1515	1517	1519
1521	1523	1525	1527	1529	1531
1533	1535				14 HOMES
<b>CHUCK PEDERSEN TELEPHONE: 262-9796</b>					
1537	1539	1541	1543	1545	1556
1558	1560	1562	1564	1566	
					10 HOMES/CLUBHOUSE
<b>BILL SCHAEFLE TELEPHONE: 232-2198</b>					
1501	1503	1505	1507	1547	1549
1551	1553	1555	1557	1559	1561
1563	1565	1567	1569		16 HOMES
<b>BILLSTUDNICK TELEPHONE: 232-6269</b>					
1568	1570	1572	1574	1576	1578
1580	1582	1584	1586	1588	1590
1592					13 HOMES

of time dealing with monthly dues, late charges, budgets and so on. We have also reduced the amount homes delegated to the President due to the amount of time spent inherent to his position.

*Home owners- Please, if you call a board member not assigned to your area, don't be offended if you are asked to call the person assigned to you. Each board member has their plate full with all kinds of projects and if we are going to make the self management concept work, we have to spread the repair and inquiry calls as outlined above. We also ask you to report a problem to only one board member. Last year we found two or three of us working on the same problem for the same home owner. Emergencies of course are another matter and then its "any port in the storm"*

*Please keep this sheet in your HOMEOWNERS NOTEBOOK or Handily Available*

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
19	20 7 PM Homeowners Meeting	21	22	23	24	25
26	27	28				



## Get Ready !!

# 2006 Neighborhood Garage Sale

## Friday and Saturday May 19-20th

Start clearing out those closets, basements and garages for the annual Kirkwood Neighborhood Garage Sale.

**Neighborhood News Briefs:**

- **Our Sincere Sympathy to Susan Pachucki, whose husband Walter Pachucki passed away on January 2, 2006 . Wally was an original owner in Kirkwood and served on the Landscape Committee back then.**
- **Get Well Wishes to Chuck Marks who is recovering from arterial bypass surgery on his leg.**
- **Our Sincere Sympathy also to Barbara and Steve Ruzich. Barbara’s father passed away earlier this month after a long illness.**

*Do you have an upcoming event, or special occasion that you would like us to post? Just drop it in the Red Mailbox.*