



Kirkwood Management
Phone: 630-557-5200

2010
BOARD OF DIRECTORS

President **Connie Porter**
Secretary **Jim VanSpankeren**
Treasurer **Chuck Marks**

Directors

Chuck Pedersen
Bill Schaeffe
Sandy Smith
Doug Van De Mark

Committees

Clubhouse Rental:

Connie Porter

Landscape: Sandy Smith

Chuck Pedersen

Newsletter/Website:

Denise Marks

Welcome:

Heidi Hunter

Insurance Compliance

John Bray

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New Management Phone: 630-557-5200

KIRKWOOD'S WEBSITE
www.kirkwoodhomes.org

Kirkwood Homeowners Meeting

The meeting was held Monday night , January 18th, at the Depot Express coffee shop because the clubhouse has been closed for the winter.

President Connie Porter brought the meeting to order at 6:30 PM and introduced Todd Bancroft and Michael Holtorf to the homeowners. Todd is Kirkwood's attorney and Michael handles the financial and technical aspects for Kirkwood's new system. Two homeowners were present.

There were no issues in the Homeowners Forum. Reports were given from the following committees: Financials, Pool & Tennis Report, Landscaping, and the Newsletter and Web site.

There were also discussions on
 Non Rental Agreement
 Snowplowing
 Pool Security Meeting

OLD BUSINESS:

Coupon Books distributed
 Clubhouse closed for winter

NEW BUSINESS:

Need new pest control company
 Winter snow plowing: The snow markers on driveway have helped tremendously, especially in the dark. Should they be required for next year?
 Pool Committee
 Front doors-costs and tax breaks
 Spring Deck inspections
 Fee schedule to be reviewed
 Gutter guards- quotes for Spring

Meeting dismissed at 7:47 pm

The next Board Meeting is February 15 , 2010
7 PM at 1558 Kirkwood Drive
(Sandy Smith)

Kirkwood Reminders

**The Kirkwood Management phone number is 630-557-5200.
Please use this number for all inquiries regarding Kirkwood and
a Board Member will return your call promptly.**

- Holiday decorations should have been removed by January 15th. Please make sure your holiday wreaths, garland, and other Christmas decorations are removed by now.
- Snow plowing will begin after 3" of snowfall. Any questions regarding snow removal can be directed to the Kirkwood phone number **630-557-5200** and press #3 to leave a message for a call back.
- To help the snowplows, all Kirkwood residents are being asked to mark their driveways. Driveway markers can be purchased at most hardware stores
- During snow falls please **do not park in the street**. The city plows cannot adequately plow and Kirkwood's snow removal contractor needs to be able to maneuver their plows.
- The Clubhouse has been closed for the winter. Notices will be placed on the mailbox information boards of location of Board meetings.
- **Next Board meeting is February 15, 2010.**

SPRING DECK INSPECTIONS: Starting this spring we will be inspecting all decks in Kirkwood for repair and painting. Notices will be given out with time constraints as to completion of work needed. If the work is not completed as requested Violation Notices with fines will be sent.

EMAIL ADDRESS/EMERGENCY NUMBERS : A distribution list of emails has been set up for quick notifications regarding Kirkwood. If you would like to be placed on this list please drop off your email address in the red mailbox or send it to Connie Porter at connie7813@aol.com.

Emergency telephone numbers need to be updated so that in the event there is an emergency with your unit you can quickly be notified. Please drop off your contact information in the red mailbox.

The INFORMATION BOARD located at the clubhouse is for information regarding Kirkwood only. This board is not for solicitation of services.

POOL SECURITY: A committee has been formed to come up with ideas to enforce the Kirkwood rules and restrictions of use of the Kirkwood Pool. Information will be forthcoming.

HOLIDAY DECORATIONS are to be placed out no sooner than 2 weeks before a holiday and must be removed 2 weeks afterwards. Abuse of this rule will involve a Violation Notice and fine.

LANDSCAPE GUIDELINES: Please review the guidelines before purchasing Spring items. No more than 3 outdoor items are allowed.

OOPS! Last month with the new self management taking over for the new year, there was a problem with Kirkwood's assessment payments either not going to the new post office box or the auto debit payment not being accepted. Kirkwood became aware of the problem and hopefully all is as it should be for future payments. No late charges were assessed for the month of January due to these problems.

Please **mail** your coupons as usual by the 5th of the month or sooner.



Winter Tip 2010 One of our residents recently had a disaster in their home when a pipe broke while they were away. If you go away on vacation during the cold weather, please be sure to leave your heat on at least 60 degrees to keep pipes from freezing or consider shutting off the main water supply. 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.

Another tip, is to have a neighbor check on your home periodically-just to make sure everything is OK.



Introducing “Speak Out”-Again

Back in September of 1988, Speak Out Kirkwood became part of Kirkwords and presented various views from our readers. As in the past, we will welcome any and all editorial contributions and comments you might want to make to Kirkwords with the following guidelines:

- Homeowners may ‘speak out’ on topics related to Kirkwood anonymously.
- All comments are to be dropped off in the red mailbox located at the clubhouse.
- We reserve the right to edit comments for obscene, libelous, and inappropriate comments, as well as for space considerations.
- We reserve the right to respond to comments when deemed necessary or appropriate.
- Speak Out is for your communication and/or entertainment.

First Speak Out: Gutter Guards

Received July 28, 2009

For the first six or seven years I lived at Kirkwood, my home had gutter guards to keep leaves and other debris from clogging the gutters. Suddenly one day I came home to find you had hired someone to remove my gutter guards, without consultation or warning. I was told that guards made the gutters too hard to clean.

A few months later, you informed all homeowners that upon examination of the ruling documents, you were not required to clean gutters and would no longer be doing so; this would be an owner responsibility.

Now in 2009, you paid someone to put gutter guards back on my home.

Kirkwood Resident

Board Response:

In response, the latest gutter shields installed on each unit located in Kirkwood were installed in part to help eliminate the need to clean gutters and to increase water flow from our foundations from clogged gutters. All homeowners were given choices as to purchasing the shields and installing

the gutter shields themselves or having a hired installer to install the shields.

If there was no response from the homeowner the guards were installed and billed to the homeowner. These gutter shields need to be checked and replaced on an annual basis.

The Board at the time decided to remove the guards based on a number of reasons:



1. *A number of homeowners failed to have the gutter down spouts cleaned out prior to having the guards installed, creating a blockage in the down spout which caused the blocked water in the down spout to freeze in the winter and split the down spout which then caused the spring and summer rains to pool along the foundation walls.*
2. *After a while the material used in the gutter screen guards will start to warp and create gaps between the screen sections causing the gutters to fill with leaves, creating the need to have the gutters cleaned out.*
3. *Insured contractors will charge a minimum of \$5,460 to clean gutters for 84 homes, and if they have to remove gutter screens, the price can increase \$10 to \$ 20 a unit . We could have spent a minimum of \$ 6,000 a year to clean Kirkwood's gutters for a once a year cleaning, and because Kirkwood is inundated with a lot of beautiful trees, there are areas that would require an additional cleaning every year.*

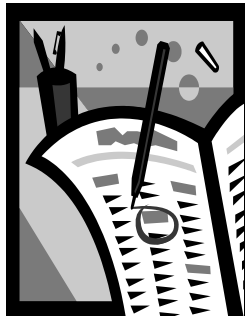
The Board at the time felt the money used to clean gutters would instead be put to better use by replacing some of the roofs that were deteriorated. In the long run, it seemed to make more sense for each home owner to decide if they wanted to clean the gutters themselves at no cost, or hire a contractor to do the job for \$65 - \$75 rather than the Association spend \$6000 plus, or the equivalent of one roof replacement.

We have, beginning this year, put into place a yearly routine that calls for gutter and screen inspections to help avoid future problems.

1/30/2010

February 2010

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6
7	8	9	10	11	12	13
14 	15 KHA Mtg. 7 pm	16	17	18	19	20
21	22	23	24	25	26	27
28	Notes:					 <p>COYOTE ALERT FOR HOMEOWNERS WITH SMALL PETS, PLEASE BE AWARE THAT A COYOTE HAS BEEN SEEN IN THE BACK YARDS OF OUR NEIGHBORHOOD.</p>



EXTRA! EXTRA! Read all about it!

Do you have a business or would you like to place an ad in the Kirkwood newsletter? You can find an application on the Kirkwood web site. Go to the Homeowner Section and look under REQUEST FORMS for the Ad Contract. An individual ad for one newsletter is only \$15, \$30 for three issues plus other options.

Neighborhood News Briefs:

- **Get Well Wishes to Victor Frank (1520) who is in rehab at Marionjoy.**
- **Also wishing a speedy recovery to Lori VanderMark who broke her arm in December.**

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.

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.)