

2006

## BOARD OF DIRECTORS

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

### Committees:

#### Inside this issue:

Kirkwood Meeting (continued)	2
Volunteer Thank You	2-3
Kirkwood Calendar	4
Insert: Tribune: Toeing the Line	

## Kirkwood Meeting News

The Kirkwood monthly meeting met on June 19th. Besides the Board members, 5 homeowners were present. The following is a summary of what is happening in Kirkwood and what your Board members are doing for you:

**Open Forum:** A homeowner was concerned about a rotting balcony/deck board and whose responsibility it is to repair it. A discussion on original decks, deck improvements and the previous Board's ruling on new deck regulations and responsibility followed.

### Kirkwood Maintenance:

- Painting bids for 15 units on the east end of Kirkwood were reviewed. More painting quotes are being obtained and due to financial concerns, what & which ones will be painted were discussed.
- Concrete foundations and responsibility were also discussed.
- Two driveways have been replaced that were considered the worst. Approximate cost was \$1200 per driveway. The Board is aware that other driveways are in need of repair.
- The Clubhouse roof needs repair and 3 bids were given. Could a temporary fix work for now? Should the Clubhouse be closed for winter was also discussed.
- The tennis court is in need of repair and a temporary fix would cost \$4000. There will be no repair this season due to budgeting and questions were raised as to whether the courts were an asset to Kirkwood or not.

### Landscape Committee:

- A letter will be sent to those homeowners not in compliance with the landscaping boundaries. They are working on an acceptable list of landscape materials to use to give to homeowners. There was also a discussion about putting a temporary halt to front yard landscape improvements for everyone until further notice.
- The Landscape Committee meets at the clubhouse the Monday

**The next Board Meeting is July 17th at 7 PM.**

**All Homeowners are welcome— get involved!**

(continued from Page 1)

approval, please bring it to the Committee then and they will present it to the Board.

- A discussion on garden hoses and their locations occurred.

**Pool:**

- The new fence met with State inspection and approval. Work is being done to comply with regulations, i.e. flow rate.
- Please check the Kirkwood website for Pool information.
- 8 Pool tags are given to each family. See Chuck Pedersen for pool tag information.

**Donations for the Memorial Bench** have exceeded \$1000, thanks to the generosity of Kirkwood homeowners! (See next page for more information).

**Insurance Information Letters** were passed out in the mailboxes on June 16-17. This was to inform homeowners to have Kirkwood Homeowners Association added as an additional insured on the building portion of your insurance policy. Please do so by August 1, 2006.

**Self Management vs. Management Company:** The current Board is looking into property management companies for Kirkwood. After several years of self-management, the Board feels that this would free up more of their time to deal with executive matters and Kirkwood would be run in the "business manner" it should be managed in. And more important, that this move will take the "personal" out of it's management which can become an issue when dealing with neighbors' grievances. With the self management experience they have developed in the past, the Board says they will be actively involved in the direction of the management company and will monitor it closely. Watch for notices on the Bulletin Boards for Management Company presentations.

**Rules and Regulations:** Once again, the Rules and Regulations of Kirkwood will be undergoing a revision. A new version will be drafted which will have more specific and appropriate information for all the various aspects of residing in Kirkwood. It should be ready for distribution by the first of next year after the Board reviews and approves it.

**Welcome Committee:** As she has done in the past, Barbara Yeh will welcome you to Kirkwood if you are new to the neighborhood. Barbara supplies information about Kirkwood and certificates to welcome you to Geneva. Please contact her if she keeps missing you at your home.

## **Thank You! Thank You! Kirkwood Volunteers!**

Kirkwood is a special place to live and a lot of that is due to the willingness and hard work of a special group of people called volunteers. If you see these people working around Kirkwood, stop and let them know you appreciate what they are doing for you and your property value ...or better yet, lend a helping hand or two!

Did you notice at the annual Kirkwood Clean Up on June 3rd and later days\*, the volunteers "mulching" away huge piles of mulch ?

## Thank You! Thank You! Kirkwood Volunteers! (Continued)

Thanks to them, our trees and plantings will be protected from the summer heat and drought season. Our thanks goes to:

- Bill & Betty Schaefle
- Chuck and Sharie Pedersen
- Maureen McKeough
- Deborah Trebotich
- George and Barbara Lacina
- Bill and Eli Tomlin
- Leroy and Martha Johnson
- Dallas Richards
- Liz Studer
- \*Kevin Busath
- Denise Marks

The tennis nets were installed by Patrick Mauer and Chuck Marks. “Love”ly!

If you have been to the pool lately, you may have noticed that there is a **new fence**. Lots of hours and sweat equity went into it. Our thanks goes to:

- Paul Hammar
- Jim Van Spankeren
- Chuck Pedersen
- Scott Ferguson
- Chuck Marks
- Ed Goschi

And the wonderful new pool light fixtures picked out by Barbara Lacina and Betty Schaefle have been installed by Jim VanSpankeren.

This brings us to the Pool Key Distribution volunteers:

- Kathy Van Spankeren


## Memorial Benches-Donation Update by Jim VanSpankeren

Sorry it has taken so long to post the results of the Board’s drive to purchase and install a park bench dedicated to Gerry Sivertsen . Along the way toward that goal we were sidetracked into making sure the pool was up and running for the summer.

The following is a list of all our neighbors (not in any particular order) who gave so generously to the fund:  
 Sherry Reedy \* Dennis and Mary Studer \* Barb and G.P. Yeh \* Nancy Bates \* George and Barbara Lacina  
 Pat and Pat Maurer \* Bill and Susan Richards \* Kate Lenz \* George and Cindy Orebaugh \* Christa Thurman  
 John and Jann Bray \* Scott and Beth Ferguson \* Chuck and Denise Marks \* Chuck and Sherry Pedersen  
 Bob and Terry Murphy \* Bill and Lucy Tomlin \* Ed and Mary Goschi \* Jim and Kathy Van Spankeren  
 Jacqueline Tigerman \* Gary and Linda Pavlo \* John and Lily Trout \* Bill and Gwen Studnick\* Jon Kallman

***Thank you all!*** Total received \$ 1,075. Because of your generous support we are thinking of installing two park benches. One for “Gerry “ and one for another unsung hero (me?) in two different locations.

In addition to those listed, I received a cash donation from someone I failed (so much for my unsung hero status) to record the name of. If that person will call me I will make sure to mention them in the next news letter. Jim

Sun	Mon	Tue	Wed	Thu	Fri	Sat
<i>Notes:</i>						1 Rental Clubhouse
2	3	4 	5	6	7	8
9	10	11	12	13	14	15
16	17 <b>7:00 Meeting</b>	18	19	20	21	22
23	24	25	26	27	28	29
30 Rental Clubhouse	31					

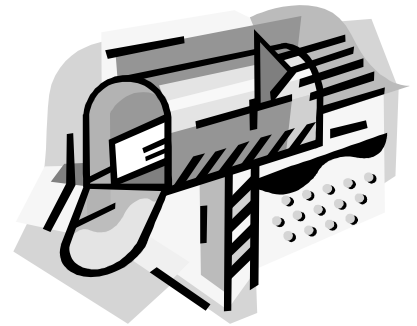
### Comings & Goings:

#### Welcome to the Neighborhood:

1501 Robert Geraghty & Mary Ellen Mitchell

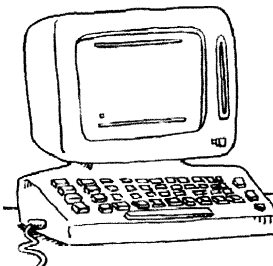
1518 Lori & Doug Vandermark

1524 John & Sally Edmondson



Thank you to everyone who participated in this year's sale. We had about 12 homeowners involved and the weather was great! If you are interested in another one next year or to volunteer to organize it, please contact Denise Marks

#### Good bye to:



#### Get the Scoop on Kirkwood!

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

To access the Homeowner Secure Area links, forms, newsletters, homes for sale

please use the following:

USER NAME: khomeowner

PASSWORD: 1500geneva

#### Neighborhood News Briefs:

- Congratulations to Chuck and Sharie Pedersen who welcomed a new grandson to their family.
- Former Kirkwood resident Carol Klafter came up from Georgia to visit old friends in the neighbor-