



1545 Kirkwood Drive, Geneva IL 60134

**A newsletter for and about the people of Kirkwood**

Visit our website: [www.kirkwoodhomes.org](http://www.kirkwoodhomes.org)

**December 2019**



*Cheers to the New Year! Wishing you good health and happy days in 2020.*



### **Kirkwood Homeowners Annual Meeting**

Kirkwood's annual homeowners meeting took place on Sunday, December 8 at 1:00 pm at the Geneva Comfort Inn & Suites, at which time a summary of the Board's 2019 activities and accomplishments was presented.

## **2019 KIRKWOOD HOA ANNUAL REPORT**

### **Financial Report**

- Assets: \$167,055.60 as of 11/30/19
- The construction loan for the new building converted on November 2, 2019 to a 20-year mortgage note at a rate of 4.510% for the first five years.

### **Roof /Repairs and Replacements**

- 1534– full roof replacement
- 1567, 1569 – replaced front roof sections
- 1512,1554, 1560, 1562, 1580 – roof repairs

### **Siding Replacements/Repairs**

- 1531, 1535, 1560, 1562, 1564, 1566, 1568, 1570, 1572, 1574, 1576, 1578, 1580

### **Landscaping**

- Weekly mowing, fertilizer applications, weed and grub control, ornamental trees sprayed
- Use of hand mowers on front lawns and many back lawns to minimize turf damage.
- 1582 – sod replaced
- 1500 – 1510 landscape improvements behind homes along Averill Road
- Path between 1566 & 1568 to the bike path was mulched and edged
- Path between 1517 & 1519 defined with mulch and shrubs
- Thin out ground vegetation and trim tree limbs behind homes along Kirk Road.
- New plants at 1569

### **Trees**

- New trees, purchased through Geneva's Parkway Tree Replacement Program, planted at: 1516/1518, 1542, 1535/1537
- Trees removed: 1522, 1540, 1523/1525
- Pruning & limb removal: 1505,1507,1543, 1546, 1548, 1553, 1561, 1598
- Commonwealth Edison removed several trees and trimmed back others behind the units along the Prairie path.

### **Gutters/Downspouts/Drainage Improvements**

- 1517, 1530, 1532, 1567, 1569 - gutter repairs or replacement
- 1527, 1576 – repaired or replaced damaged downspouts
- 1513, 1522, 1538 - drainage issues resolved

### **Concrete & Railings**

- 1508 – replace stoop and install new railing
- 1563/1565 – replace stoop and stairs and install new railing
- Void fill under stoops: 1501, 1549, 1550, 1554

### **Pool/Service Building**

- COMPLETED!
- 30 homeowners donated a total of \$2395 to purchase new pool furniture
- 8 homeowners volunteered to assist with the daily operations of the pool.
- 3 homeowner volunteered to organize the Family Pool Party

### **Driveways**

- Replaced: 1522, 1565, 1580, 1582
- Sealcoated driveways that were replaced in 2018 - 1511, 1513, 1521, 1529, 1544, 1557, 1564, 1572, 1578

### **Pest Control**

- All external foundations sprayed in the spring

**Compliance Inspections** – This year the board focused compliance inspections on gutters, storm doors, decks/patios and front & side yard exterior decorations. Next year, we will follow-up on deck repairs and inspect both the front and backs of units to ensure that there are no items hung on the exterior of the buildings, including siding and trim.

**Fall Clean-Up** – 16 homeowners volunteered to help trim bushes & trees and drag limbs to the curbs for the final brush pick-up of the year.

**Reserve Study** – For what we can determine the first time in Kirkwood's history a reserve study is under way to help the Board proactively manage building and common area maintenance and help facilitate the budgeting process. A comprehensive reserve study lays out a schedule of major repairs or replacements to common property elements and applies cost estimates to ensure that the HOA has adequate reserve funding to cover anticipated, as well as unanticipated costs. The first phase of the study, in which a qualified engineer conducts an on-site inspection to evaluate the buildings and common property, was completed earlier this month. A detailed report of his findings is expected in mid-to-late January and will include recommendations for prioritizing and budgeting for Kirkwood's short-term and long-term needs.

184 calls to Management hotline handled by Board members (as of 12/26/19)

**The beauty of Kirkwood . . . in any season!**

