



1545 Kirkwood Drive, Geneva IL 60134

A newsletter for and about the people of Kirkwood

Visit our website: www.kirkwoodhomes.org
Management/hotline: 630-557-5200

April 2020

Next Kirkwood Meeting

Monday, May 18, 2020
6:00 PM
via Conference Call

KIRKWOOD NEEDS YOU!

Several of our current board members will complete their elected terms in December and have indicated they will not seek re-election to the board for 2021/2022.

Homeowner participation is critical to a successful HOA and we are seeking individuals to fill the vacancies. This is a great way to serve your community and help maintain Kirkwood as a desired neighborhood to call home.

We realize that a self-managed HOA requires an extraordinary amount of time and commitment from board members and for this reason many homeowners are hesitant to serve on the board. To address this concern, and others, we are researching and interviewing Property Management companies to determine if a professional manager would benefit Kirkwood.

If you are interested in serving on the board, or have questions, please call the management number and select 9 for Board. One of our board members will contact you to answer your questions and discuss how you can contribute to the Kirkwood community.

Message to Kirkwood Residents

We are now into week 6 of the "stay at home" order and are watching the Covid-19 media coverage along with the rest of the nation and the world. We hope that all our Kirkwood neighbors are safe, healthy and coping with the restrictions that we are all facing. So far, we have not been advised of any extreme hardships that any of our residents are facing and hopefully that will continue.

With careful consideration and the need to continue to maintain Kirkwood property, we are pleased to report that HOA business is moving along. The landscape spring clean-up has begun and we expect Tecza Landscape will be out soon to finish. Taking advantage of the recent warm spring weather, we have seen many of you in your yards doing some extra clean-up, as well as sprucing up decks after the long winter. Tecza will also mulch common beds and tree rings in the front of the units and the area around the Kirkwood sign, as well as plant hostas and dwarf lilacs along the Community Center building. Tecza will also repair some long-needed drainage issues.

During the summer months we will move forward with siding repairs, replacement and painting (as needed) on the buildings along Kirk road. Driveway work this year includes five driveway replacements and most others will be sealcoated.

We have not yet received the State pool license and are closely monitoring how the Covid-19 pandemic may affect the opening of the pool this year. We will keep you informed on this situation as we get more information.

We continue to encourage all homeowners to communicate with the Board if you have concerns or questions during these unprecedented times. Call the Management Hotline at 630-557-5200, or leave a note in the red mailbox, or email Kirkwood.info1545@gmail.com

One of the Board members will get back in touch with you as soon as possible.

Stay safe and healthy,
The Kirkwood HOA Board

Volunteer Day at Northern Illinois Food Bank on May 16 has been cancelled.

Reminder
If you're planning any landscape alterations or additions to the front of your unit you must submit a Landscape Application Form to the Board for approval.

Yard Waste/Brush Pick-up next collection date is May 11

Kirkwood Homeowners April 2020 Meeting Highlights

For the first time (that we know of!), our April 2020 Board meeting was conducted via conference call. We had four homeowners dial-in and participate. All Board members were in attendance.

Reports

Financials:

- HOA assets were \$194,700.03, 2020.

Maintenance Reports:

Roofs:

- Thunderbolt repaired leak at 1559.
- Waiting on bids from Showalter and Countryside for roof replacements at 1556/1558. Also requested cost estimate for roof replacements at 1512, 1514, 1516, 1518, 1520 & 1522 to be considered for this year or 2021.

Gutters:

- Apple Siders will provide a cost estimate for gutter repairs and to install gutter guards on the Community Center.

Trees:

- Waiting for cost estimate from arborist to 1) trim dead limbs from oak behind 1521, 2) remove leaning tree behind 1520, 3) remove cedar pines between 1548/1550.
- Fallen tree behind 1553 has been removed.
- Although we believe that the large oak behind 1576 is dead and on Com Ed property we may have to arrange for removal (at least \$7000) if Com Ed does not take responsibility.

Siding/Painting:

- Preemo estimate of \$33,500 for the work to be done on the buildings along Kirk Road (1584, 1586, 1588, 1590, 1592, 1594, 1596 & 1598) was approved at the March meeting. Upon receipt of the contract and deposit, the work will be scheduled.

Concrete/Railings:

- Glen Galis estimate of \$10,715 for concrete work at 1567, 1550, 1522, and 1556 was approved at the March meeting. Upon receipt of the contract, the work will be scheduled.
- Peerless Fence estimate of \$4570 for new railings at 1567 & an additional railing at 1530 was approved at the March meeting. Upon receipt of the contract and deposit, the work will be scheduled.

Drainage:

- Approved Tecza's cost estimate of \$350 to repair and bury drain pipe at 1505. Approved Tecza quote of \$90, per occurrence, to clean the drain basin at the northeast corner of Kirkwood.

Landscape:

- Approved Tecza's quote of \$1585 to plant hostas on east side of Community center building and dwarf lilacs, hydrangeas and a yew on the west side.
- Dormant pruning estimate revised to \$1650. The board will re-evaluate this expenditure in the fall.
- Homeowners are reminded that a Landscape Request Form must be submitted to the Board for approval of any landscape alterations to the front of units.

Driveways:

- Approved Damico's bid of \$19,700 to crack fill and sealcoat Community Center driveway, 70 homeowner driveways and replace driveways at 1543, 1552, 1547, 1576, 1559.

Pest Control:

- Fox Valley Environmental Pest Control sprayed the external building foundations to help control unwanted insect and bugs. They will apply a second application in June or July.
- Fox Valley Environmental Pest Control has been called to investigate and remove a potential yellow jacket bee nest in the ground at 1580 and 1564.

Pool:

- In reaching out to Barrington Pools, and other companies, to get estimates for pool repairs we have found the pool companies are hesitant to schedule appointments due to a labor shortage. Jim Forni will continue to follow-up with Barrington Pools.

Old Business:

- **Reserve Study** – Due to the Covid-19 pandemic, we will not schedule more informational meetings. The board will mail a written summary of the Reserve Study to all homeowners.
- **Security Camera/Internet** – on hold until State of Illinois provides direction on pool openings.
- **Community Events:** Pool party scheduled for June 6 is on hold due to the Covid-19 pandemic.

New Business:

- On March 31, 2020 a semi-truck knocked down the light pole near 1532 Kirkwood and drove through the yards at 1528, 1530 & 1532 causing approximately \$175 in lawn damage. We have received the police report and contacted the trucking company requesting reimbursement for the lawn damage.