



1545 Kirkwood Drive, Geneva IL 60134

A newsletter for and about the people of Kirkwood

Visit our website: www.kirkwoodhomes.org

August 2018

Next Kirkwood Meeting

Monday, September 17
6:00 pm
Geneva Public Library

Kirkwood Homeowners August 2018 Meeting Highlights

Kirkwood’s meeting took place on Monday, August 20 at 6:00 pm at the Geneva Public Library. Eight homeowners were present. All board members were present: Rand Briggs, Jean Stone, Mary Boen, Jim Forni, Sandy Smith, Liz Studer, Diane Ball.

Homeowners Forum:

- A question was asked about replacements for the ash trees that were removed by the city. The board will inquire if the city provides tree replacement or if that is our responsibility. There was discussion on whether we need to replace those trees, and if so, in the exact same location.
- A question was asked why the overgrown bushes between 1510 & 1512 were removed only to be replaced by more bushes that may become overgrown in years to come. Rand Briggs reiterated that the honeysuckle bushes that were there had become unmanageable. New flowering shrubs were planted and mulched to provide a landscaped look, as well as a privacy break between units. The cost of the project was approximately \$1000.
- It was reported that 1549 had a roof leak due to an ice dam last winter and requested that the roof be inspected for any needed repairs.
- A question was asked about gutter cleaning/repairs. Gutter cleaning is the responsibility of the homeowner and should be done twice a year – spring and late fall by December 1. If gutters are not maintained and damage occurs to the roof or siding the HOA will pay to have repairs done and bill it back to the homeowner. Please notify the Board by leaving a voice message or a note in the red mailbox with address and date of cleaning.

Kirkwood Service Center/Pool: The State has reviewed our application and approved a single bathroom for the service building, but provided a list of 14 questions requiring clarification before a final decision/approval will be granted. Our sub-contractor is preparing the answers to the state’s questions and will submit that information.

**Reports:
Financial**

- The reserves were \$257,028.93 as of 7/31/2018. A construction line of credit has been approved by State Bank of Geneva and we plan to set up an Operating (checking) account, as well as an interest-bearing Savings/Reserve account. Funds in the account at Chase will be transferred to the State Bank of Geneva accounts and homeowner monthly assessment fees set up with automatic pay will be automatically transferred to State Bank of Geneva

Real Estate:

- On the market: 1514, 1537
- Closed: 1562
- Recent tax assessment numbers for Kirkwood homes appear to be consistent with other Geneva properties of the same value.

Thank you to the homeowners who responded to the email regarding our 2019 maintenance budget planning. Your input will be valuable as the board will review all requests, estimate cost and prioritize projects to be included in next year’s budget.

KIRKWOOD NEEDS YOU!

Several of our current board members will complete their 2-year term in December and have indicated they will not seek re-election to the board for 2019/2020.

Homeowner participation is critical to keep Kirkwood a self-managed association, and we are seeking individuals to fill the vacancies. This is a great way to serve your community, bring a fresh perspective to the board, and help maintain Kirkwood as a desired neighborhood to call home.

If you are interested, 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.

Please be reminded that homeowners are required to complete and/or update the **Emergency Information Form** (found on the Kirkwood website). Please make sure to include a working email address as this is the primary means the board uses to contact homeowners regarding board actions, meeting and activity information as well as other news important to the Kirkwood Community. Completed forms may be placed in the **red mailbox**.

Yard Waste/Brush Pick-up Dates

The City of Geneva's brush collection dates are:
September 10
October 8
November 12

2018 Board of Directors

President: Rand Briggs
Treasurer: Sandy Smith
Secretary: Jean Stone
Directors: Diane Ball, Mary Boen, Jim Forni, Liz Studer

2018 Committees

Landscape: Diane Ball
Maintenance: Jim Forni
Newsletter: Liz Studer
Website: Denise Marks
Welcome: Liz Studer

The Management/hotline phone number is 630-557-5200.

The prompts are:

- 0 - General
- 1 - Maintenance
- 2 - Landscape
- 3 - Pool
- 4 - Snow Removal
- 5 - Finance
- 6 - Emergency
- 8 - Latest Kirkwood Information
- 9 - Board

Maintenance:

- **Roofing:** Proposal from Thunderbolt approved to repair flashing along rear roof of 1517; repair flashing and replace chimney cap at 1520; and replace chimney cap at 1534.
- **Stoops:** Proposal from Raise Rite Concrete to fill voids at 1518, 1538 & 1552 approved.
- **Trees:** Proposal to remove hazardous limbs from trees near 1514, 1517, & 1520 approved.

Landscape:

- Drainage: Tecza will begin work by the end of August behind 1500-1510 to correct the drainage issues.

New Business:

- Landscape request from 1548 to replace existing plants, like for like, approved.
- Jim Forni is getting quotes for snow removal

Fox Valley Folk Music & Storytelling Festival September 2-3, 2018

The Fox Valley Folk Music & Storytelling Festival will have eight stage areas filled with national, regional and local music acts. Patrons also will enjoy hands-on workshops, topical song & story workshops, dance, vocal & instrument classes and plenty of children's entertainment.

Come join the fun on the banks of the Fox River at beautiful Island Park. For more information: <http://www.foxvalleyfolk.com/>

Festival of the Vine September 7-9, 2018

Geneva restaurants create an array of specialties under an outdoor tent at the "Flavor Fare" partnered with wine and live musical entertainment. The Flower Market offers fun fall decorations including pumpkins and gourds. An arts and crafts show, horse-drawn carriage rides and several exceptional wine tasting and dinner events also take place around our historic downtown. For more information:

http://www.genevachamber.com/festival_of_vine.php

St. Charles Jazz Weekend September 6-9, 2018

More than just great jazz music, the St. Charles Jazz Weekend encompasses venues all over St. Charles that feature visual art galleries/studios, music, literature, and arts programming. For more information:

www.downtownstcharles.org