



1545 Kirkwood Drive, Geneva IL 60134

A newsletter for and about the people of Kirkwood

Visit our website: www.kirkwoodhomes.org

August 2019

Next Kirkwood Meeting

Monday, September 16, 2019

6:00 PM
Geneva Public Library
Program Room

Brush Pick-up

The City of Geneva's brush collection dates for 2019 are:
September 9
October 14
November 11

KIRKWOOD NEEDS YOU!

Two of our current board members will complete their terms in December and have indicated they will not seek re-election to the board.

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.

Kirkwood Homeowners August 2019 Meeting Highlights

Kirkwood's meeting took place on Monday, August 19 at 6:00 pm at the Geneva Public Library. 9 homeowners were present. Board members present: Diane Ball, Mary Boen, Brent Elwing, Jim Forni, Ralph Pazar, Jean Stone and Liz Studer

Homeowner's Forum:

- o The homeowner's forum centered on the issue of raccoon/wildlife damage to soffit vents. According to the HOA rules & regulations, "it is the homeowner's responsibility and expense to capture and dispose of any offending animal(s) that enter a home, attic or burrows underneath an exterior structure or deck". And, "damage of any kind to any part of any building which might have been caused by any act beyond the control of the Association (wildlife) shall be the responsibility of the homeowner."

A timely reminder from one of our homeowners regarding a recent critter problem.

I've had professional help to correct a problem with mice. The professional advised that dog food should only be stored in sealed containers and preferably inside. It is also not advisable to keep an open dish of dog or cat food out. Mice are also more likely to get inside units if treatments are being used outside that repel or harm mice.

Kirkwood Community Center/Pool:

- o When closing the pool for the day on August 15, 2019 we were very disappointed to discover vandalism in the men's washroom. Someone had plugged the sink drain with toilet paper and left the faucet running, flooding the bathroom.
- o Recently the women's washroom had been left soiled. The washrooms are checked daily and cleaned as needed. A sign will be posted in both washrooms stating "If bathroom needs immediate attention phone the Management line at 630-557-5200"
- o An accident was reported involving a pool guest tripping over the steps to the women's washroom. Yellow tape will be applied to outline the steps to both washrooms to help prevent future similar accidents.

Kids are back in school, autumn is around the corner, leaves and acorns are starting to fall and we sadly lament the end of summer. As all good things must come to end, the pool will close for the season on Tuesday, September 3.

Reports: Financial:

- o HOA assets were \$171,908.08 as of July 31, 2019.

Maintenance:

- o **Siding/Painting** – 13 units (1560 thru 1582; and 1529) are scheduled to have siding repair/painting, as needed, starting the week of September 20. There are a few additional units in need of immediate siding repair.
 - o **Concrete and Railings** – 1508 & 1563/1565 work is scheduled for the beginning of October.
 - o **Stoop void fill** - Raise Rite scheduled to void fill stoops at 1501, 1549, 1550 & 1554 on August 20.
 - o **Roofs** – 1567/1569 front roofs scheduled to be replaced in the coming weeks.
 - o **Trees**– dead trees behind 1522 & 1540 need to be removed this year.
 - o **Driveways** –Driveway replacements at 1522, 1565, 1580 & 1582 are on hold until concrete work at 1565 is completed, most likely in mid-October.
 - o **Gutters** – Apple Siders completed the work on the gutters/downspouts at 1517, 1567, 1569, 1530 & 1532.
 - o **Drainage** – repairs at 1538 & 1513 have been completed. Quote to repair drainage at 1522 is pending
- Landscape**
- o Damaged sod at 1582 has been replaced by Tecza.
 - o Trimming of bushes and groundcover is behind schedule
 - o Walking path between 1517 & 1519 and edging along ground cover on path to bike path have been completed

2019 Board of Directors

President: Diane Ball
 Secretary: Liz Studer
 Treasurer: Mary Boen
 Brent Elwing
 Jim Forni
 Ralph Pazar
 Jean Stone

2019 Project Leads

Landscape: Diane Ball

Closing Statements
& Pest Control: Mary Boen

Concrete & Siding: Ralph Pazar

Snow Removal
 Community Center
 Pool
 Roofs
 Trees

} Jim Forni

Deck Maintenance
 Gutters
 Painting/Staining
 Garage Doors

} Brent Elwing

Insurance, Driveways &
Newsletter: Liz Studer

Website: Denise Marks

Compliance Inspections:

- o The annual compliance inspection will be completed by August 24 and notices will be sent to homeowners found not to be in compliance with the rules and regulations relating to gutters, window well covers, decks/patios and front and side yard exterior decorations. The homeowner has 15 days to respond with notice of corrective action.

Many of the decks in Kirkwood are over 20 years old and code standards have changed over the years. Proper deck maintenance is important, not only for the homeowner’s enjoyment and safety, but if a faulty deck damages any part of the unit building, the homeowner is responsible for those repairs, as well. For decks needing maintenance, the board is asking for a written plan and not immediate action unless a safety hazard has been identified.

New Business:

- o **Reserve Study** - When meeting with the HOA accountant recently to discuss the challenges of the current budget and planning for 2020, he recommended that the HOA consider hiring an outside firm to conduct a Reserve Study. A comprehensive reserve study lays out a schedule of major repairs or replacements to common property elements and applies cost estimates to them. To ensure property owners have adequate reserve funding to cover anticipated, as well as unanticipated costs, a reserve funding plan typically spans 20 - 30 years and is a blueprint for the future. After contacting 3 separate firms for information and bids and getting recommendations from other HOAs, the Board unanimously agrees that this is a wise course of action that is needed to help guide the Board in planning for the future.

Motions made and carried:

- o Approve expenditure, not to exceed \$4500, to retain Reserve Advisors to conduct a reserve study.
- o Approve \$2000 for additional siding/painting work by Preemo Painting.
- o Approve removal of dead trees behind 1522 & 1540. Cost not to exceed \$3500.
- o Approve landscape request from 1535 to plant 2 trees to replace those lost in winter storm.
- o Approve Architectural Request from 1535 to replace back deck floor & stairs with Trex board.
- o Approve Architectural Request from 1540 to replace L.R. & kitchen sliding doors .

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