



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)

Management hotline: 630-557-5200

**August 2020**

**Next Kirkwood Meeting**

Monday, September 21, 2020  
6:00 PM  
via Conference Call

**Welcome New Neighbors**

1533 – Char Dombrock  
1576 \_ Mark Zurbriggen

**Reasons to Serve on HOA Board**

- ✓ Take part in helping to plan for the future and ensure that Kirkwood remains a desirable neighborhood.
- ✓ Help protect the community's property values by contributing to decisions on budget, maintenance, etc.
- ✓ Gain better understanding of the laws and regulations related to community associations.
- ✓ Meet your neighbors and build new relationships.

**Kirkwood Needs You in 2021!**

**Yard Waste/Brush Pick-up  
next collection date is  
September 14.**

**August 2020 Kirkwood Board Meeting Highlights**

**Financials**

- HOA assets were \$189,395.44 as of July 31, 2020.

**2021 Monthly Assessment Increase**

Board President Diane Ball reviewed Kirkwood's YTD and forecasted expenses through the end of the year. Due to several unexpected expenses including drainage, trees, roofs, and legal issues the HOA board will need to make difficult decisions regarding any additional unplanned expenses for the remainder of the year.

As noted in the letter dated July 1, 2020 that was mailed to all homeowners, a 5% increase to the monthly assessment is recommended for 2021. This increase is necessary to help the HOA keep pace with the costs associated with routine maintenance as well as addressing the homeowner maintenance requests that are submitted throughout the year. **The board unanimously agrees and has approved a 5% increase to monthly assessments to begin January 1, 2021. The monthly payment will increase by \$13.49 and the new monthly payment will be \$283.34.**

**Maintenance Reports**

**Roofs**

- Motion made and carried to accept Countryside Roofing bid of \$27,408.27 for roof work at 1516, 1518, 1520, 1522, 1543 & 1594.

**Trees**

- Com Ed has completed a property survey behind 1576 and the large dead oak is on Kirkwood property. We have a bid of \$6000 from Arbor Vision Tree Care (formerly Green Scene) to remove the tree.
- Arbor Vision Tree Care's proposal for tree work at 1528, 1502, 1552, 1553, 1554, 1505, 1556 is still pending.
- Removal of Spruce & Cedar trees between 1548/1550 will be postponed to 2021.
- Considering the amount of tree work that has been recently identified, we will ask the arborist for a plan to prioritize the work.

**Siding/Painting**

- Preemo has a few small repairs to complete at the units along Kirk Road and is currently working on completing the miscellaneous repairs that have been previously approved.
- Miscellaneous repairs/painting approved at August meeting for units 1508, 1515, & 1561.

### **Concrete/Railings**

- Concrete work at 1567, 1550, 1522 & 1556 will most likely begin in September. Railing work at 1567 & 1530 will most likely begin in October.

### **Drainage**

- Work behind 1547 thru 1557 has been completed. Quote for work behind 1528 & 1536 is pending.

### **Pool**

- At the March 16, 2020 meeting the board approved spending, from the reserve account, up to \$28,000 for pool repairs. After contacting several pool repair companies, Clearwater Pools responded promptly with the following cost proposal and has begun the repair work
  - a) \$12,500 to repair plaster and paint pool
  - b) \$6,700 for new pool cover
- Jim Forni will repair two leaks that were found in the water lines, saving the HOA approximately \$5300

**Gutters:** Apple Siders will be on-site in the coming weeks to assess 1518 and 1555/1557.

### **Landscape:**

- Tecza quote to spray trees between 1554/1556 is pending.
- Dormant pruning will be postponed to 2021 due to budget concerns.

### **Property Management Company**

- Contract has been signed and we will officially transition over to Northwest Property Management on October 1, 2020. A welcome letter, along with new emergency information form and new ACH form, will be mailed soon to all homeowners.

## **PET ETIQUETTE**

Kirkwood's dogs are a familiar site these days as many of us are out walking to enjoy the summer weather, taking a break from work-at-home or staying closer to home due to the pandemic. Feedback received from several residents has prompted this friendly reminder.

Your dog's daily walk is a cornerstone of their routine. Not only does walking provide them with much-needed exercise; but being outside in the fresh air and interacting with the world around them is important for dogs and people alike.

But not everyone views dog walking in the same way or has the same goal in mind. By following some basic dog walking etiquette, you can maintain good relationships with your neighbors, the environment, and your dog.

1. **Use a leash** – Unless you're in a designated off-leash area, such as a dog park, your dog should always be leashed while on a walk. Even dogs with excellent recall can be spooked or upset by another dog, animal, or person. A leash gives you the control you need to keep your dog and others safe. Stick to a sturdy, 4-6' traditional leash – reconsider the use of retractable leashes, as they pose a serious risk of injury to your pet, you, or other pedestrians.
2. **Scoop the poop** – Picking up after your pet is another non-negotiable rule of dog walking etiquette. Dog feces is not only unsightly and can leave brown spots on the grass, it can leach into the groundwater and can spread diseases or parasites to other animals and people. Plus, failing to clean up after your pet gives all dog owners a bad name.
3. **Be respectful** – The importance of respecting other people and other species cannot be understated. Don't allow your dog to interact with other individuals or dogs without asking permission first. Cats, birds, and other wildlife are unlikely to enjoy meeting your dog as well, so keep Fido from interacting with other animals.
4. **No trespassing** – Allowing your dog to walk through other people's lawns is a quick way to earn yourself and other dog walkers a bad reputation. For a harmonious relationship with your community, treat other people's property the way you would like yours treated. Please keep your pets within a few feet of the curb and away from front walkways, steps and porches.
5. **Pay attention** – Ultimately, you are responsible for your dog's behavior and actions. Your dog should stay by your side at all times and make sure they aren't approaching others or wrapping their leash around people or objects.

**A note about cats** – just as you would not let your dog out to run through the neighborhood, cats should not be allowed out to roam among our neighbor's lawns, gardens or decks. And, letting a cat outside, off leash, makes them vulnerable to getting hit by a car or attacked by a predator.

Owning a pet is a huge responsibility. Not only are you in charge of their safety and wellbeing, you are essentially an ambassador for all other pet owners.

**Source:** [Bowmanvet.com](http://Bowmanvet.com)