



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)

**February 2019**

**Next Kirkwood Meeting**

Monday, March 18, 2019

6:00 PM  
Geneva Public Library  
Program Room

**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

**Kirkwood Homeowners February 2019 Meeting Highlights**

Kirkwood's meeting took place on Monday, February 18 at 6:00 pm at the Geneva Public Library. Three homeowners were present. All Board members were present.

**Homeowners Forum:**

- "Great job on snowplowing last night." The general consensus is that there has been improvement over the past two months.

**Kirkwood Community Center/Pool:**

- a) The Community Center building work continues to progress well. The wiring and duct work is complete and the windows, furnace and pool pump have been installed. Insulation and dry wall will be completed in the coming weeks. Siding and roofing will be completed as weather permits.

**Reports:**

• **Financial:**

- HOA assets were \$271,323.18 as of January 31, 2019.
- Snow removal budget for 2019 is \$12,000. Costs for the month of January amounted to \$6970.
- January total operating balance is \$10,648 better than budget.
- Motion made and approved to have Kirkwood's accountant, Mike Holtorf, arrange for automatic debit of the monthly loan interest payment to Geneva State Bank.

• **Maintenance:**

- Roof repairs at 1512 and 1580 will be completed when weather permits.
- Thunderbolt has quoted \$12,670 to replace roof at 1534. Jim Forni will get two additional quotes to present to the board.
- Other roof leaks reported during the recent cold and snow were assessed by Thunderbolt Roofing and found to be due to ice dams caused most likely by inadequate insulation and/or improper venting of bathroom fans. As this type of repair is the responsibility of the homeowner, the board will send a notice to homeowners with more information on the prevention of ice dams.
- Jim Forni is getting cost quotes for trees that require winter trimming.

- **Landscape:** Kirkwood's contract with Tecza Landscaping begins in April and the spring clean-up will be done in early April, weather permitting. An inventory of flowering trees requiring spraying will be completed in early spring.

## RAISE YOUR HAND



### GET INVOLVED

We are just three months away from our goal of reopening the pool and community center. There's a lot of work to be done in those three months, as well as throughout the summer, and the Board is asking for your help.

*Do you enjoy planning parties?*  
Volunteer to join the social committee and help us plan the grand reopening celebration and other homeowner social gatherings.

*Do you have a few spare hours one day a week during the summer?*  
Volunteer to join the pool committee to open and close the pool each day.

*Are you interested in getting to know more neighbors?*  
Call the Management Line at 630-557-5200 to join a committee!

Kirkwood is home to a great group of people. Get involved, meet neighbors and help shape the future of Kirkwood!

#### 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

### New Business - 2019 Goal & Priorities

#### 1. Maintain a Balanced Budget

- Prioritize expenses
- Detail list of expense to open pool and community center
- Re-evaluate vendors
- Organize historical data to help make better decisions
- Raise extra money through donations, Go Fund Me Page

#### 2. Open the Community Center/ Pool

##### Fund Raising

- Go Fund Me Page
- Donations

##### Form pool committee to address

- Daily opening
- Daily closing
- Water checks
- Cleaning

#### 3. Increase Participation

- Form Committees
- Publish Help Wanted List
- Tap into community talent e.g. landscape, computer technology
- Unit rep

#### 4. Effective Communication

- Publish list of maintenance priorities
- Inform homeowners through email or speakers (Insulation, insurance, invite an alderman)
- Consistent approach to compliance issues
- Status reports on pool

### LEARN MORE ABOUT GENEVA

Geneva's [website](#) contains a wealth of information on just about everything you want to know about our beautiful city. Here is just a sampling of what you can find on the website.

Did you know that Kirkwood is in Geneva's 3<sup>rd</sup> Ward? Our Aldermen are:  
Becky Hruby - Ph: 630-232-0000, Ext. 4005  
Dean Kilburg - Ph: 630-232-0000, Ext. 4006

#### Sign Up for Email or Text Alerts

Get updates on everything from road construction, notifications involving severe weather, power outages, mosquito spraying and other critical emergency information, lost pets, special events and more. [Click here for more information.](#)

**Geneva's INFO Line** provides callers with a range of important information, including City news, events and service program details. All you have to do to stay connected is call 630-232-INFO (4636). During critical events, such as a significant power outage, severe weather or other emergency incidents, the INFO Line will keep the community in the loop on critical updates. [Click here for more information.](#)

#### Ride In Kane Program

Geneva sponsors Ride in Kane paratransit (curb-to-curb) transportation for seniors age 65+ and disabled residents living within the corporate limits of the City of Geneva. [Click here for more information.](#)

#### Explore Geneva

Check out this interactive map of Geneva's best places to eat, shop, stay and play! [Click here for more information.](#)