



1545 Kirkwood Drive, Geneva IL 60134

A newsletter for and about the people of Kirkwood

Visit our website: www.kirkwoodhomes.org

February 2020

Next Kirkwood Meeting

Monday, March 16, 2020

6:00 PM
Kirkwood Community Center

Volunteer Day at Northern Illinois Food Bank – May 16

The HOA board is hosting a Kirkwood Volunteer Day on May 16 from 9:00 am – noon at the Northern Illinois Food Bank (located just across Kirk Road in the industrial park).

Northern Illinois Food Bank provides food through a network of 800 food pantries, soup kitchens, shelters, youth and senior centers, and has a number of other direct distribution programs to assist hungry neighbors.

Much of the donated food that Northern Illinois Food Bank distributes needs to be inspected, sorted and packaged before it's distributed. Most of this work is done through volunteer assistance.

Come join your Kirkwood neighbors - this is a great community activity to meet and get to know your neighbors while helping others. Adults and children (age 8+) are welcome.

If interested, please contact Liz Studer at 630-251-7035 for more information.

Kirkwood Homeowners February 2020 Meeting Highlights

Kirkwood's meeting took place on Monday, February 17 at 6:30 pm at the Kirkwood Community Center. Four homeowners were present. Board members in attendance: Diane Ball, Diann Dinkheller, Brent Elwing, Jim Forni, Ralph Pazar, Liz Studer

Homeowners Forum:

- One homeowner inquired if there would be a spring cleanup to trim bushes and remove small dead trees. – Yes, the board will plan a spring cleanup day.

Reports

Financials:

- HOA assets were \$170,008.92 as of January 31, 2020.

Maintenance:

- Jim Forni will handle roof repair at 1518.
- 1559 reported water damage to a bedroom ceiling. Thunderbolt has been out to examine roof and will provide a report on their findings.

Trees:

- Some oaks and elms need trimming in the next couple of months. Jim Forni will secure bids for the work.

Siding/Painting:

- Preemo will provide an estimate for the work to be done on the buildings along Kirk Road – 1584, 1586, 1588, 1590, 1592, 1594, 1596, 1598.

Drainage: Diane Ball presented quotes from Tecza for drainage work at:

- 1540 - \$625
- 1590 - \$550
- 1564 - \$275
- 1580/82 drain basin - \$1350
- Enhancements to drain basin on hold until HOA meets with city officials to determine their responsibility level.
- 1507 - \$425
- 1578 - \$575 } on hold - repair work at 1507 & 1578 needs further clarification

Landscape: Diane Ball presented quotes from Tecza for landscaping enhancements:

- Community Center landscaping - \$1585. On hold – the board requested that Tecza provide a drawing of proposed landscaping and list of items to be planted.
- Dormant pruning - \$1260. On hold – the board requested that Tecza identify items to be pruned.
- Spray magnolia tree at 1544 for insects - \$140. Not needed as the tree will be removed after it blooms.
- Spray crabapple trees - \$525
- Core aeration with overseeding - \$795
- Mulch tree rings, front yard plantings - \$4560
- Grub control - \$650

We love our canine residents, but as the snow is melting we have observed dog waste near the mailboxes and in front yards. A friendly reminder that dogs must be kept on a leash and waste must be picked up. Not only is this the respectful thing to do, it is a village ordinance. Please also be respectful of your neighbor's lawns and flower beds when walking dogs.

2020 Board of Directors

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

2020 Project Leads

Landscape: Diane Ball
 Closing Statements
 & Pest Control: Mary Boen

Concrete,
 Painting, Siding: Ralph Pazar

Snow Removal }
 Pool } Jim Forni
 Roofs }
 Trees }

Deck Maintenance }
 Gutters } Brent Elwing
 Garage Doors }

Insurance, Driveways &
 Newsletter: Liz Studer
 Website: Denise Marks

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

- o Homeowner request to re-seed area between 1527/1529 and along the rear of units 1527, 1525, 1523, 1521 and 1529 as this is an often-used walkway and has become a muddy path.

Snow removal:

Jim Forni will again inform the vendor that we expect the driveways to be cleared using the front end loader. The HOA board will look into using sodium chloride on the community center driveway and walkways to keep them clear of ice buildup.

Old Business:

- o **Reserve Study** – Reserve Advisors delivered the report. The board will schedule at least two informational meetings for homeowners to review the information and recommendations in the study.
- o **Security Camera/Internet** – Brent Elwing will research and present his recommendations at the next meeting.

New Business:

- o Planning for a summer pool party is in progress.
- o Motion made and carried to approve the drainage work at 1540, 1590 & 1564 for a total cost of \$1450.
- o Motion made and carried to approve the following landscape work as quoted by Tecza:
 - 1) Spray crabapple trees - \$525
 - 2) Core aeration with overseeding - \$795
 - 3) Mulch tree rings, front yard plantings - \$4560
 - 4) Grub control - \$650
- o Motion made and carried to purchase up to three 5-foot tables for the Community Center at a cost not to exceed \$1000.
- o Motion made and carried to re-seed area between 1527/1529 and along the rear of units 1527, 1525, 1523, 1521 and 1529.

Geneva's City-Wide Garage Sale is April 24 & 25. Any homeowner wishing to hold a garage sale that weekend is encouraged to do so. Although not required, to be included on the city's map of participants you must register with the city and pay a \$25 fee.

RACCOONS

Along with our beautiful wooded landscape comes wildlife, some that can be quite destructive. Raccoons have been particularly troublesome for many in Kirkwood. Every year we get reports of raccoons burrowing under front steps, stoops or decks, and last fall several homeowners reported that raccoons had damaged soffit vents, some even getting into attics.

There are plenty of remedies on the internet for deterring raccoons, but natural deterrents are not likely to keep a raccoon away for good once it has decided that your yard is a great food source. Make sure that the raccoon has no reason to hang around your home – **don't leave food out for the wildlife and if you feed your pet outdoors, remove the food after the animal has eaten so there won't be any left around for a hungry raccoon. You should also keep your garage door closed when not accessing or working in the garage.**

Since it is the homeowner's responsibility and expense to capture and dispose of any animal that enters a home/attic or burrows underneath an exterior structure or deck, **it is important that we all take steps to deter these critters.** If you have a particular problem with a raccoon, or other wildlife, you should contact a private animal control company. One company recommended by some Kirkwood homeowners is ABC Humane Wildlife Control at 847-220-6008.