



1545 Kirkwood Drive, Geneva IL 60134

A newsletter for and about the people of Kirkwood

Visit our website: www.kirkwoodhomes.org

January 2020

Next Kirkwood Meeting

Monday, February 17, 2020

Time and location to be confirmed.

2020 Board of Directors

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

2019 Project Leads

Landscape: Diane Ball

Closing Statements
& Pest Control: Mary Boen

Concrete,
Painting, Siding: Ralph Pazar

Snow Removal
Pool
Roofs
Trees

} Jim Forni

Deck Maintenance
Gutters
Garage Doors

} Brent Elwing

Insurance, Driveways &
Newsletter: Liz Studer

Website: Denise Marks

Message from the Kirkwood HOA Board

As we begin another new year, we would like to share our outlook for 2020.

One of the first items on our 2020 agenda is the results of the reserve study, which was conducted in December. The reserve study will provide data to help guide the board in prioritizing maintenance needs and making sound financial decisions in order to get the most out of our budget dollars. Reserve Advisors recently delivered the report and the Board will soon meet with their representative to review the report and gain a good understanding of the results and recommendations. We will then hold a special meeting to share the results with homeowners.

Another agenda item is to encourage greater homeowner understanding and participation in the operations of Kirkwood. In the past year we were fortunate to work with those who volunteered to help with pool operations, plan a neighborhood party, and assist with neighborhood clean-up days. This year we want to plan more homeowner activities to help build a better sense of community here in Kirkwood.

And, as we look to the future of Kirkwood and potentially a brand new Board in 2021 we plan to hold several informational meetings to get homeowners knowledgeable on what it takes to self-manage the HOA. Our goal is to identify homeowners willing to run for the 2021 Board and begin to mentor them on Kirkwood operations, finances, by-laws/rules & regulations, as well as federal and state laws that govern homeowner associations.

In light of the time and commitment to being a Board member, we also plan to research and interview Management Companies to determine if a professional manager will benefit Kirkwood, as well as the demands on the Board. As we go through this process we will keep you informed.

We have set an ambitious agenda for 2020 and invite all homeowners to join us at monthly Board meetings to stay up-to-date on our progress. We will continue to inform you of Kirkwood happenings via the newsletter and special e-mail notices. If you do have questions, concerns or an emergency situation please use the Management hotline: 630-557-5200.

Your HOA Board

REMINDERS

You can find the following Homeowners Forms on the [Kirkwood website](#) under the [Homeowners Forms](#) section.

2020 Monthly Assessment Coupons

If your HOA monthly assessments are not paid automatically through ACH, you may access the 2020 payment coupons online and print them at your convenience.

Authorization Agreement for ACH Credit of Monthly Assessments

If you are not already taking advantage of the ease of automatic payments of your monthly assessments and would like to arrange for ACH payments just complete the authorization form and mail to:

Kirkwood Homeowner's Assoc.
PO Box 519
Batavia, IL 60510

Emergency Information Form

Has your phone number, email address or emergency contact person changed in the last year? If so, please complete a new emergency information form.

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

Kirkwood Homeowners January 2020 Meeting Summary

Kirkwood's meeting took place on Tuesday, January 21 at 6:30 pm at the Geneva Public Library. Three homeowners were present. Board members in attendance: Diane Ball, Mary Boen, Diann Dinkheller, Jim Forni, Ralph Pazar, Liz Studer

- **Financial:**
 - HOA assets were \$154,328.55 as of December 31, 2019.
 - Motion made and carried to transfer \$45,365.24 from the operating account to the reserve account and earmarked for future capital improvements. Remaining money in operations will be used for ongoing expense and outstanding 2019 capital expenses.
 - Motion made and approved to approve the 2020 operating budget to be used as a guideline for operating expenses.
 - Motion made and approved to spend \$245 for the Board's membership to the Community Associations Institute (CAI).
- **Maintenance:**
 - Roof repair at 1526 completed in December by Showalter Roofing.
 - 1518 reported damage to roof (no water leak). Repair to be scheduled.
 - Thunderbolt Roofing followed up on reported water leak from 1580. Location of leak not yet determined.
 - Motion made and approved to accept Preemo Painting & Repairs proposal to repair concrete issue, as a result of stoop void fill work completed in August 2019, at a cost of \$295.
- **Trees**
 - Some oaks and elms will need trimming in the next couple of months.
- **Snow Removal**
 - The most recent snowplowing was less than satisfactory. The issues will be addressed with the vendor.
- **Old Business:**
 - **Compliance Inspections** – Deck inspections were completed in October and Maintenance/Compliance Alert letters were mailed to 27 homeowners. To date, 10 homeowners have responded with the majority indicating that repairs will be made in 2020.

RAISE YOUR HAND



Let's take advantage of the Citywide Garage Sale that is scheduled for April 24 & 25 to clean out closets, basements, garages, etc. and join in the effort to re-use and recycle unwanted items. **If you would like to volunteer to help organize Kirkwood's Community Garage Sale please phone the Management hotline (630-557-5200).**