



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)

**July 2018**

**Next Kirkwood Meeting**

Monday, August 20  
6:00 pm  
Geneva Public Library

**Kirkwood Homeowners July 2018 Meeting Highlights**

Kirkwood's meeting took place on Monday, July 16 at 6:00 pm at the Geneva Public Library. 12 homeowners were present. All board members were present.

**Homeowners Forum:**

- The homeowner's forum opened with a homeowner asking if others had received a notice of revised assessment. All present indicated yes. Rand Briggs indicated that he contacted the Assessor's office and was informed that all homes in Kirkwood and in Geneva Township were reassessed.
- 1518 reported some drainage problems in the rear of the unit.
- During the discussion on the status of the service building/pool, homeowners suggested that a drawing of the new building be posted by the mailboxes, and that the HOA educate realtors on the plan for the service building and pool to reopen in 2019
- 1517 has trees behind the unit that need trimming and reported that the soffit wood is rotting and the chimney flashing needs repair. Also requested that the HOA consider improving the pathway to the woods between 1517-1519 to encourage homeowners to stay on common property when walking between the units.
- The abundance of chipmunks this year was another topic of discussion. According to the 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. Any damage incurred to the interior of the home is the owner's responsibility. Damage to stoops/sidewalks or siding should be noted on a Maintenance Request Form and submitted to the Board for evaluation.

**Kirkwood Community Center/Pool:**

The Kirkwood service building is still being held up by state approvals. We hope to hear from the state within 2-3 weeks. Once approvals are obtained, the general contractor states he is ready to start the project immediately and will work into the fall/winter months for completion so the pool will be ready for next summer. The building will include a garage for storage, a small office for the HOA and a bathroom and pump room which is needed to support the pool. The plans do not include meeting room space or a kitchen. Mail boxes will be moved and be a part of the outside of the building. Construction line of credit from State Bank of Geneva has been approved.

**Reports**

- **Financials:** The reserves were \$233,384.13 as of 6/30/2018.
- **Real Estate:** Contract pending on 1562; 1514 & 1537 for sale

**Maintenance:**

- Thunderbolt advised that the roof at 1590 is in good shape. The windows need caulking, which Thunderbolt will handle.
- Proposal from Thunderbolt to replace roof at 1501 approved.
- Proposal from Raise Rite Concrete to fill voids under stoops at 1507,1513,1531,1533, 1535, 1545 approved.

**Welcome New Neighbors**

1501 – Debbie Borowski  
1535 – Barry & Carolyn Swenson

**YARD WASTE/BRUSH PICK-UP**

The City of Geneva's brush collection dates for 2018 are:  
August 13  
September 10  
October 8  
November 12

**KIRKWOOD NEEDS YOU!**

Several of our current board members will complete their 2-year term in December and have indicated they will not seek re-election to the board for 2019/2020.

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 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.

### 2018 Board of Directors

President: Rand Briggs  
Treasurer: Sandy Smith  
Secretary: Diane Ball  
Directors: Mary Boen, Jim Forni,  
Jean Stone, Liz Studer

### 2018 Committees

Landscape: Diane Ball  
Maintenance: Jim Forni  
Newsletter: Liz Studer  
Website: Denise Marks  
Welcome: Liz Studer

### 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

- Davey removed trees at 1516/18, 1522, 1534 and 1568. Tree pruning and limb removal occurred at 1518-1522, 1561 and 1564.

#### Driveways

- Damico Paving will replace the following driveways on July 30 & 31: 1511, 1513, 1521, 1529, 1544, 1557, 1564, 1572, 1578
- Damico Paving will sealcoat driveways on the outer circle (even addresses) on August 13, and the inside circle driveways (odd addresses) will be sealcoated on August 20. All work will be completed depending on weather.

#### Landscape

- Tecza will begin work behind 1500-1510 to correct the drainage issues in early August.
- Dead sod at 1596 will be replaced. Grass damage due to mowing when it was too wet will be corrected by Tecza. Slit seeding in those areas will be done late summer/early fall.
- The city is still planning to remove the dead ash trees at 1527, 1540, and 1509.

#### New Business:

- Landscape request for 1510 approved.
- Proposal from Pat White Construction to remove and replace stoops and/or sidewalks at 1547, 1557, 1558, 1562, 1569, 1582 approved.
- Proposal from Bob's Painting & Decorating for exterior painting approved.

More information on specific units to be painted will be forthcoming as details are finalized.

### Summer Reminders

Now that summer is in full swing, the Board would like to highlight some safety issues and a few home owner responsibilities.

**WATERING** – It is each homeowner's responsibility to water trees, shrubs, plants and front lawns as needed. This is especially important during the recent dry, hot spell.

**DOGS** - need to be kept on a leash and waste needs to be picked up. Not only is this the respectful thing to do, it is also a village ordinance.

**WILDLIFE** – Please don't feed raccoons or other wildlife. Avoid leaving pet food out overnight and make sure garbage can lids are secure. The HOA is not responsible for raccoon/skunk trapping and removal. County animal control should be called if necessary.

**CARS** -are being parked on both sides of the street which poses a safety concern. This makes navigating more difficult not only for cars but for emergency vehicles, school buses and delivery trucks. With our residents outside enjoying the nice weather, it becomes more dangerous when cars block the view of kids playing in the street. If vehicles cannot be parked in driveways or garages, the Board will have to notify the city to implement parking restrictions.

**WALKERS** - when enjoying an early morning or late night walk, to ensure your safety, make sure you are visible to local traffic. Wear something light in color, have reflector strips on clothing or carry a flashlight.

**FRONT LANDSCAPE** - please refer to page 26/27 in the [Rules & Regulations](#) for approved items for the front/sides of our homes (i.e. maximum of 3 items in the front). If a problem is identified, the homeowner will be notified by letter of what needs to be fixed.

We all belong to the same community and take pride in our neighborhood and property. Please help the board to take care of our beautiful development and keep our little jewel a prized possession.

Enjoy the rest of the summer!