



1545 Kirkwood Drive, Geneva IL 60134

A newsletter for and about the people of Kirkwood

Visit our website: www.kirkwoodhomes.org

July 2019

Kirkwood Homeowners July 2019 Meeting Highlights

Kirkwood’s meeting took place on Monday, July 15 at 6:00 pm at the Geneva Public Library. 15 homeowners were present. Board members present: Diane Ball, Mary Boen, Jim Forni, Ralph Pazar, Jean Stone and Liz Studer

Homeowner’s Forum:

- The homeowner’s forum focused on HOA rules & regulations compliance. The board will conduct the annual inspection in August and notify any homeowners who are not in compliance. In the coming months the board will conduct a review of the by-laws and rules & regulations to ensure that they are up-to-date and in compliance with any recent changes to the Illinois Condominium Property Act, the Common Interest Community Association Act, and all federal and state laws.

Kirkwood Community Center/Pool:

- A payment of \$55,090 was made to M&H Development and the final payment of approximately \$13,000 will be made this month. Rubber safety mats have been purchased for bathrooms.

Reports: Financial:

- HOA assets were \$186,201.93 as of June 30, 2019
- Throughout the process of rebuilding the Community Center and opening the pool we have had cost over runs due to city and state requirements, therefore the board has approved minimal maintenance work for this year. Given the budget challenges going forward and rising maintenance costs we anticipate a monthly assessment increase next year.

Maintenance:

- **Siding/Painting** –The Board’s goal is to have a single vendor handle both siding and painting, eliminating the need to coordinate siding repair work prior to painting. We received a bid from Preemo Painting to do that. They will repair or replace siding as needed, and paint as needed, 13 units – 1560 through 1582 and 1529. The Board is in agreement that this is a cost effective solution to service more units that are in great need of siding maintenance this year after a severe winter season.
- **Concrete/Railings** – In conversation with the City of Geneva it appears that the current iron railings in Kirkwood are no longer in code and will require replacement when concrete stairs are replaced. We have received bids for both iron and powder coated aluminum railings. Over time the iron railings rust and need paint, as well as other maintenance. The advantage of aluminum railings is that they require no maintenance.
- **Stoop void fill** – Raise Rite is scheduled to void fill stoops at 1501, 1549, 1550 & 1554 sometime the week of August 19.
- **Roofs** –1580 repair and 1534 replacement have been completed. Front roofs at 1567/1569 will be replaced in the coming weeks.
- **Trees** – large dead oak behind 1567 to be removed by the Forest Preserve District saving the HOA \$7000. Averill Arbors HOA has reached out to give us a neighborly heads up that they will be cleaning up their side of the tree line in the near weeks to come.
- **Driveways** – The 9 driveways replaced last year have been sealcoated. Driveway replacements at 1522, 1565, 1580 & 1582 will be completed at a later date.
- **Gutters** – Apple Siders is scheduled to be out in late July to work on the gutters/downspouts at 1517, 1567, 1569, 1530 & 1532.
- **Drainage** - the repairs at 1538 will be completed as soon as Tecza can schedule.
- **Landscape** - damaged sod at 1582 will be replaced by Tecza. Trimming of vegetation behind units 1582 – 1598 has been completed. We have received fewer complaints this year related to the Tecza crew scalping grass and not cutting back yards. The crew is arriving earlier and staying later to ensure that all work is completed satisfactorily.

Next Kirkwood Meeting

Monday, August 19, 2019
6:00 PM
Geneva Public Library
Program Room

Brush Pick-up

The City of Geneva’s brush collection dates for 2019 are:
August 12 October 14
September 9 November 11

New Business: Motions made and carried:

- i) Accept Galis Concrete bid to repair concrete stoop at 1508 and replace stoop, stairs and sidewalk at 1563/1565 at a total cost not to exceed \$6500.
- ii) Accept Peerless Fence bid for railing work at 1508, 1563 & 1565 at a total cost not to exceed \$5000.
- iii) Accept Preemo bid to repair and paint siding, as needed, on outer circle units 1560 through 1582 and unit 1529 at a total cost of \$35,700.
- iv) Accept Showalter bid to replace front roofs at 1567/1569 at a total cost of \$13,089.
- v) Approve downspout repair at 1576 at a cost of \$65.00
- vi) Approve miscellaneous expense of \$93.93 for rubber safety mats for Community Center bathrooms.
- b) Approved landscape request from 1518 to add soil and grass seed to back yard that had been damaged during drainage repair work in 2018.
- c) Approved landscape request from 1517 to remove strip of ground cover on right side of driveway and replace with sod. Approximately 2' x 21' long.
- d) Pest Control – 2nd round of spraying the external building foundations was completed on July 17.

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

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 REMINDERS

Watering – It is each homeowner’s responsibility to water trees, shrubs and plants as needed. This is especially important with new plantings and during dry, hot spells.

Please avoid leaving pet food out overnight and make sure garbage can lids are secure as it can attract unwanted wildlife that can cause damage to our residences. The HOA is not responsible for raccoon/skunk trapping and removal. County animal control should be called if necessary.

FOX VALLEY EVENTS

Geneva Classic Car Shows
Thursday evenings thru August 6:00 – 8:00 pm
Fourth & James Streets (Courthouse Parking Lot)

Check out the shining chrome and gleaming engines of antiques, custom build, sports and muscle cars along with food, music and a DJ. Free admission. The Geneva Chamber of Commerce will decide by 3 p.m. on the day of the show if the event is cancelled due to weather conditions. Call the Chamber for updates. 630-232-6060

STC Live!
Wednesdays & Fridays through August
5:00 pm
First Street Plaza – St. Charles

STC Live! provides summer fun in downtown St. Charles. Enjoy amazing live music starting at 5 p.m. (may go to 8 p.m.) See the schedule of performances at www.downtownstcharles.org/dscp_events/stc-live and check the [Downtown St. Charles Partnership’s Facebook page](#) for updates.

Wednesdays feature Unwind Wednesdays, where visitors can enjoy a cocktail from McNally’s Irish Pub, Puebla Modern Mexican or Pizzeria Neo.

Artisan Collective
August 17
8:00 – 12:00 pm
North River Street, Batavia

The Artisan Collective Batavia features local artisans selling handmade goods such as soap, candles, jewelry, art & more. Every third Saturday at the Batavia Farmer’s Market through October.