



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)

Management hotline: 630-557-5200

**July 2020**

**Next Kirkwood Meeting**

Monday, August 17, 2020  
6:00 PM  
via Conference Call

**Reasons to Serve on HOA Board**

- ✓ Take part in helping to plan for the future and ensure that Kirkwood remains a desirable neighborhood.
- ✓ Help protect the community's property values by contributing to decisions on budget, maintenance, etc.
- ✓ Gain better understanding of the laws and regulations related to community associations.
- ✓ Meet your neighbors and build new relationships.

**Kirkwood Needs You in 2021!**

**Yard Waste/Brush Pick-up next collection date is August 10.**

**Keep Kirkwood Blooming!**

Don't forget to water trees, shrubs and plants as needed. This is especially important with new plantings and during dry, hot spells.

**July 2020 Kirkwood Board Meeting Highlights**

**Financials**

- HOA assets were \$220,853.49 as of June 30, 2020.
- As noted in the letter dated July 1, 2020 that was mailed to all homeowners, a 5% increase to the monthly assessment is recommended for 2021. This issue will be discussed and voted on at the August board meeting.

**Maintenance Reports:** To date 64% of the 91 reported maintenance issues/projects have been completed. Last year only 50% were completed.

**Roofs**

- Countryside Roofing replaced roofs at 1556/1558 on June 17.
- Countryside Roofing will submit a proposal for roof repairs/replacements at 1516, 1518, 1520, 1522, 1543 & 1594.

**Gutters:**

- Gutter repairs have been approved for 1521 & 1536. Apple Siders will submit a proposal for repair at 1518.

**Trees**

- Com Ed has indicted that they will notify us by the end of the month if they will take responsibility to remove the dead oak behind 1576 after completing a survey to establish property lines. We have also contacted the 3<sup>rd</sup> Ward Alderman to seek his assistance to resolve this issue.
- Tree removal or trimming at 1520, 1545, 1547, 1548, 1566 has been completed; 1521 tree removal scheduled in the coming week.
- Green Scene's proposal for tree work at 1502, 1505, 1528, 1552/1554, 1556 is pending.

**Siding/Painting**

- Siding repair/painting is nearing completion on units 1584, 1586, 1588, 1590, 1592, 1594, 1596, 1598.
- Miscellaneous siding repairs or painting have been approved for units 1500, 1501, 1510, 1513, 1515, 1517, 1518, 1521, 1537, 1544, 1546, 1548, 1556, 1561, 1570, 1582.

**Drainage**

- Work completed at 1594 and behind units 1512, 1514, 1516 & 1518.
- Work behind 1547, 1549, 1551, 1553, 1555 & 1557 to be scheduled in the coming weeks.

**Pest Control**

- Second application of pest control spraying completed on July 16 & 17 on all buildings except those along Kirk Road. Those will be completed after the siding maintenance /painting project is completed.

**Property Management Company**

- Contract negotiation is in process with Northwest Property Management.