



1545 Kirkwood Drive, Geneva IL 60134

A newsletter for and about the people of Kirkwood

Visit our website: www.kirkwoodhomes.org

June 2018

Next Kirkwood Meeting

Monday, July 16
6:00 pm
Geneva Public Library

Kirkwood Homeowners June 2018 Meeting Highlights

Kirkwood’s meeting took place on Monday, June 18 at 6:00 pm at the Geneva Public Library. Four homeowners were present. Five board members were present: Rand Briggs, Jean Stone, Mary Boen, Jim Forni, Liz Studer.

Homeowners Forum:

- A concern about children riding bikes in the rear of the units and on the paths through the woods was brought up. Kirkwood has many common areas shared by all homeowners and we encourage all residents, including the children, to be respectful of our neighbor’s immediate back and side yards.
- It was reported that 1505 has a hole in the dormer and the homeowner requested that it be evaluated for repair.
- There is a very tall evergreen between units 1507 & 1509 that is half-dead and should be considered for removal.
- A concern regarding chipmunks burrowing under a front stoop was mentioned. As noted at last month’s meeting, the board is assessing the condition of stoops and has received a cost proposal for void filling stoops to help resolve this issue. (see below) It was also noted that moth balls can be a chipmunk deterrent.
- One homeowner commented that the recent mulching makes “Kirkwood look wonderful”.

Kirkwood Community Center/Pool: All paperwork regarding the pool requirements has been submitted to the state and is pending approval. Building construction permits are on hold until we have final state approval on the pool.

Reports

- **Financials:**
 - The reserves were \$231,678.11 as of 5/31/2018. Approval of construction line of credit from State Bank of Geneva is pending and expected in the next few weeks following an inspection of the property.
- **Real Estate:**
 - On the market: 1514, 1537, 1562
 - Closed: 1501, 1535
- **Maintenance:**
 - Jim Forni met with the owner of Thunderbolt Roofing to discuss recent lapses in their response to our calls and is now satisfied that the issues have been resolved. Work will proceed to replace front half of the roof at 1535/1537.
 - Thunderbolt has advised us that the price of shingles is going up 20% with further increases possible.
 - Jim Forni presented a proposal from Raise Rite Concrete Lifting to void fill several stoops/front walks. After discussion on the extent of work needed, he will go back to the vendor to fine tune the proposal.

REMINDER

WATERING – As noted in Kirkwood’s Rules & Regulations, 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.

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.

**Independence Day Holiday –
Geneva City Offices Closed
Wednesday July 4, 2018**

City Hall and other Geneva City offices with the exception of the Police and Fire departments will be closed Wednesday, July 4 in observance of Independence Day. Normal business hours resume Thursday, July 5.

Garbage collection this week will be delayed one day later than normal due to the holiday.

YARD WASTE/BRUSH PICK-UP

The City of Geneva's brush collection dates for 2018 are:

| | |
|--------------|-------------|
| July 9 | October 8 |
| August 13 | November 12 |
| September 10 | |

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

• **Landscape:**

- The path to the bike path was mulched and landscaped (thanks in part to a financial contribution from Maureen McKeough - 1568).
- New plants went in at 1501, 1510-1512, 1576-1578
- Dead plants have been replaced at 1551.
- The city has indicated that they will remove the dead ash trees by 1527, 1540 and 1509 in the coming weeks.

• **New Business:**

- Landscape request for 1509 approved.
- Proposal from Damico to replace 9 driveways and sealcoat all others approved.
- Proposal from Bob's Painting & Decorating to paint 10 front entry doors and sidelight frames approved.
- Proposal from Tecza for drain tile installation behind 1500-1510 approved.
- Proposal from Davey for tree trimming/removal approved.
- Replacement of swing set postponed to 2019, after building construction is completed.

More information on driveways and painting will be forthcoming as details are finalized.

**New Garbage Disposal Company Effective July 1, 2018
Garbage Pick-Up Day Remains on Thursday**

Geneva residents purchasing garbage stickers should be mindful that the City's refuse contract with Advanced Disposal expires Saturday, June 30. The Geneva City Council has approved a new five-year garbage contract with **Lakeshore Recycling Systems starting July 1, 2018**

Visit the City of Geneva website for updates on garbage stickers, rates, etc. <https://www.geneva.il.us/268/Garbage-Recycling-Yard-Waste>

River Park Concert Series

July 8, 15, 22, 29, 2018

A variety of musical performances are held during this free event on Sunday evenings in July at 6 p.m. at the River Park Amphitheater on North River Lane and Peyton Street (151 N. River Lane). In case of rain, performance will take place at Geneva United Methodist Church, 211 Hamilton Street.

Batavia Windmill City Festival

July 13 – 15

Windmill City Festival has been a favorite festival in the Fox Valley for years. Come and enjoy the numerous family-friendly attractions including a Kids Fun Zone, Pet Parade, Sidewalk Chalk Drawing Contest, and Bubble Ball. Rounding out the festival are food booths, live music and a craft and vintage market. There is something for everyone!

For full festival schedule, visit www.windmillcityfest.org