

KIRKWOODS

1545 Kirkwood Drive, Geneva IL 60134

A newsletter for and about the people of Kirkwood

Visit our website: www.kirkwoodhomes.org

June 2019

Next Kirkwood Meeting

Monday, July 15, 2019
6:00 PM
Geneva Public Library
Program Room

Come celebrate the neighborhood pool grand opening at the

Kirkwood Family Pool Party

Saturday July 20, 3:00 - 7:00 p.m.

\$10 per adult & \$20 per family

Join us for food, games and fun in the sun!

Burgers & hot dogs will be provided
BYOB & Bring a dish to pass

Even address bring a side dish or appetizer
Odd address bring a dessert

Please
RSVP
by Monday July 15

Deb Hill (630) 232-6551

Lynne Zinn (630) 402-9981

Kirkwood Homeowners June 2019 Meeting Highlights

Kirkwood's meeting took place on Monday, June 17 at 6:00 pm at the Geneva Public Library. 12 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 questions regarding drainage and gutters.

Kirkwood Community Center/Pool:

- The Board thanked homeowners for their patience and support during the long process to rebuild the community center and open the pool.
- Video security system requires high speed internet. Will get cost quotes from Comcast & MetroNet.

Reports: Financial:

- HOA assets were \$228,821.59 as of May 31, 2019.

Maintenance:

- **Siding** – the buildings identified as most critical and in need of repair this year are outer circle units 1560 through 1582. Cost quotes are pending.
- **Concrete** – while there is a fair amount of concrete work needed, the unit(s) identified as most critical are 1508 followed by 1567, 1565, 1563 and 1530. We are still seeking bids on railing work and will hold on making any decisions until all costs can be calculated.
- **Stoop void fill** – units with most damage to concrete stoop/stairs are 1501, 1549, 1550 & 1554.
- **Roofs** – 1580 repair and 1534 replacement have been completed. Waiting on bids to replace front roofs at 1567 & 1569. 1558 – seeking bids to replace roof. 1512 through 1522 front roofs identified as needing work, possibly in 2020.
- **Trees** – large dead oak behind 1567 needs to be removed. The tree is on the Park District easement and is tagged for removal.
- **Driveways** – those identified as most damaged and in need of replacement this year are 1522, 1565, 1580 & 1582. The 9 driveways replaced last year will be sealcoated this year.
- **Gutters** – units identified as most in need of gutter and/or downspout work are 1517, 1567, 1569, 1530 & 1532.
- **Drainage** – the units identified as most critical and in need of drainage work are 1513 and 1538, followed by 1578, 1507, 1568 & 1564. Budget constraints may not allow all work to be completed this year. Recommendation made to move forward now on 1513 & 1538. If the budget allows, the other units may be scheduled for repair later this year.



Yard Waste/Brush Pick-up

The City of Geneva's brush collection dates for 2019 are:
July 8 October 14
August 12 November 11
September 9

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

- o **Landscape:**
 - Landscaping completed behind homes along Averill (1500-1510) and at 1569.
 - Trimming of vegetation in backs of 1582-1598 still about 2 weeks out.
 - Dead box woods at 1542, 1529 & 1580 will be removed. No replacement this year. Will consider for 2020
 - Boxwood at 1511 and 1548 will be trimmed back. Will look odd at first but optimistic there will be good new growth.
 - Regular maintenance is behind due to the wet spring. Just starting now to trim back ground cover. After that will be bushes.
 - Finishing touches on the bike path to include some edging and finishing off the area where grass did not come back in the front section.

New Business: Motions made and carried:

- o Move forward to void fill stoops/stairs at 1501, 1549, 1550 & 1554 at a cost not to exceed \$1500.
- o Accept Damico bid to replace 4 driveways (1522, 1565, 1580,1582) and sealcoat 9 driveways (1511, 1513, 1521, 1529, 1544, 1557, 1564, 1572, 1578) at a total cost of \$10,975.
- o Accept Apple Siders bid for gutter work at 1517, 1567, 1569, 1530, 1532 in the amount of \$2234.
- o Accept Tecza bid to repair drainage at 1513 & 1538 at a total cost of \$1800.

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