



1545 Kirkwood Drive, Geneva, IL 60134

A newsletter for and about the people of Kirkwood

Visit our website: www.kirkwoodhomes.org

Management hotline: 630-557-5200

June 2020

Kirkwood June 2020 Board Meeting Highlights

Pool

The Illinois Department of Public Health has not yet issued further guidelines for opening pools, however the expectation is that most of the Covid-19 restrictions such as frequent sanitization, limit on number of people in a gathering, face masks, and social distancing will remain. **In light of the continuing restrictions, the pool will remain closed.**

Property Management

After two rounds of interviews with both Northwest Property Management and Property Management Techniques all board members are in agreement to move forward with contract negotiations with Northwest Property Management. Located just across Kirk Road, Northwest currently manages over 100 Associations, with 12 property managers and 7 assistant managers. Northwest prides itself on developing a collaborative partnership with HOA boards and values the benefits of being good communicators and responsive to their Association clients.

Northwest will provide full administrative and accounting support and also has a full service construction and maintenance division, EMT Construction, to provide repairs from routine work orders to large capital improvement projects.

The board firmly believes that an experienced, professional property manager such as Northwest will greatly benefit Kirkwood. Once we finalize the contract, we will provide you more information on the transition.

Drainage Project

After the heavy rains May 16 & 17, several homeowners reported water leakage in their basements ranging from seepage to flooding. The affected units were 1513, 1514, 1528, 1536, 1547, 1555, 1557, 1594. The Board met with Tecza Landscaping and Ware Landscaping for estimates on drainage improvements.

Ware's bid came in at \$46,000.

Tecza's bid came in at \$25,555, down from \$32,000 after a second meeting with them, and included the following recommendations:

- 1594 –remove bushes near home, create natural swale running from front to side yard - \$3495
- 1513, 1528, 1536 appear to be gutter or downspout related.
- 1516 – install draitile to run underground the length of the driveway to prevent leakage of water
- in 1514's garage-\$450
- 1512 through 1520 – regrade pitch, install 2 separate 12x12 catch basins, and install 130 feet of draitile to better direct water flow to city drains - \$6,875
- 1555/1557 – install French drain, create natural swale above French drain - \$10,795
- 1547 – regrade low spots, lower berms in open area near maple tree , create natural swale along forest line - \$3,940

The board voted and approved to move forward with the Tecza proposal. This is a major project that will most likely be completed in phases. We will keep you informed as the project proceeds.

Gutters

- Apple Siders has completed gutter work at 1553, 1513, 1543, 1564, 1568, 1545 (Clubhouse).
- 1526 & 1537 work will be completed in the coming weeks.
- 1561 - Applesiders quote to replace front gutter over garage and install new downspout is \$217.
- In conjunction with the drainage project, we have asked Applesiders to examine gutters at 1513, 1514, 1528, 1536, 1555, 1594 and 1547/1549.
 - 1513-needs new downspout extension in rear - \$65
 - 1534-rear downspout is split and needs to be replaced-\$115
 - 1594 - suggested gutter on front upper roof - \$217.00 There are currently no gutters on any of the upper roofs on any of the buildings. The HOA will seek more information on the pros/cons to installing these gutters.
 - 1528, 1536, 1547/1549 - not yet examined

Trees

- Diane Ball reached out to ComEd again regarding the dead oak behind 1576 and is waiting for their response. They may take responsibility to cut the top limbs, leaving Kirkwood the responsibility to remove the remainder of the tree.
- Recent tree issues reported that will be put out for bid are:
 - Trim dead branches from locust tree in front of 1547/1549
 - Spray and trim birch tree behind 1528
 - Remove dead tree behind 1502
 - Trim limbs from tree between 1552/1554 that are scraping on new roof.
 - Trim limbs from tree behind 1505 that has dead limbs which have fallen on deck.
 - Hanging branch on the large pine in front of 1556 needs to be trimmed.

Siding/Painting/Concrete/Railings

- Preemo will most likely begin work at 1584, 1586, 1588, 1590, 1592, 1594, 1596, 1598, 1542,1561 in July.
- Date for concrete work at 1567, 1550, 1522, and 1556 is yet to be determined
- Peerless Fence will install railings at 1567 & 1530 after concrete work is complete.
- Animals burrowing under front stoops have been reported at 1561, 1568 & 1549. Discussion regarding whether to void-fill or not has been tabled until the budgetary impacts of higher priority issues such as drainage and trees is fully determined.

Next Kirkwood Meeting

Monday, July 20, 2020
6:00 PM
via Conference Call

Brush pick-up next collection date is July13 .

We want to share with you a few pictures of Kirkwood's canine residents. Thanks to Bill Tomlin for the photos! You can visit Bill's Facebook page, *Billseyes*, for more of Bill's photos.



Clarke Elliott Evergreen



Chiba & Toby



George Bailey