



1545 Kirkwood Drive, Geneva IL 60134

A newsletter for and about the people of Kirkwood

Visit our website: www.kirkwoodhomes.org

March 2019

Next Kirkwood Meeting

Monday, April 15, 2019

6:00 PM
Geneva Public Library
Program Room

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

Kirkwood Homeowners March 2019 Meeting Highlights

Kirkwood's meeting took place on Monday, March at 18 at 6:00 pm at the Geneva Public Library. Eight homeowners were present. All Board members were present.

Homeowners Forum:

- o Discussion centered on gutter/downspout responsibility. It is currently the homeowner's responsibility to ensure that their gutters/downspouts are cleaned twice a year **and** notify the Board via the Management Line that this has been done. Very few homeowners have notified the Board when the gutter cleaning has been completed. The Board was asked if they have considered taking on the financial responsibility for a late fall gutter cleaning for all homeowners, or charging the homeowners directly for a one-time gutter cleaning. Due to budget constraints, the HOA is not able to take on this added financial responsibility, but will take into consideration the suggestion to charge homeowners for the service.

Kirkwood Community Center/Pool:

- o The Community Center building work continues to progress well. Insulation, dry wall, and the roof are done. The mailboxes and garage door are installed. Siding work is in progress.
- o Several homeowners have volunteered for the Social Committee (to plan a pool opening party) and for the Pool Committee (to open/close the pool each day). Board members will meet with the volunteers to discuss responsibilities.

Reports:

Financial:

- o HOA assets were \$284,210.66 as of February 28, 2019.

Maintenance:

- o Roof repairs at 1512 and 1580 will be completed when weather permits.
- o Thunderbolt has quoted \$690 for fascia repair and caulking at 1562.

Landscape:

- o Tecza Landscaping will begin our spring clean-up in April, weather permitting. **Homeowners should tie a red ribbon around any plants, shrubs, bushes that you do NOT want pruned.**
- o Slit seeding will be done in early April, weather permitting.
- o The HOA will not pay for mulching this year, however, homeowners may request to purchase and spread mulch, at their expense, from Tecza. More information on this will be forthcoming.
- o Damage to lawns caused by snowplowing will be repaired by the snow removal vendor, Lush Green. Time frame on repair work is to be determined.

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

Snow/Ice removal:

- The HOA is responsible for snow plowing of driveways and walkways upon a snowfall of 3+ inches. Removal of ice on driveways and walkways of individual units, due to the weather, is the responsibility of homeowners. Removal of ice on Community Building driveway and sidewalk by new mailboxes is the responsibility of the HOA.

New Business:

- Motion made and approved to purchase pool furniture.
- Motion made and approved to seek homeowners support and request donations for pool furniture and other related pool items.
- Motion made and approved to accept Thunderbolt bid of \$690 (plus material) to repair fascia/caulking at 1562.
- Motion made and approved to release funds of approximately \$105,000 for second draw on Community Center work.

Please be reminded of the following guidelines for exterior decorations.

No items may be placed in the Common Areas other than those items installed or approved by the Board.

1. Allowed outdoor decorations are limited to a home's immediate area, which includes the door, entryway, decks, trees or shrubs.
2. Decorations shall not interfere with landscaping services.
3. No items of any nature shall be nailed or attached to the exterior siding or fixtures.
4. The homeowner shall be responsible for clean-up and disposal of decorations, and for any and all damage caused by the decorations to the building exterior or Common Areas.
5. All owners who do not comply shall be subject to fines and removal of the objects that are in violation.
6. The Board reserves the right to impose limits in any situation deemed necessary.

ITEMS ALLOWED WITHOUT BOARD APPROVAL:

1. A maximum total of three outdoor items will be allowed in front or side yards, or at the entry of a home. Items such as seasonal wreaths hanging on front doors are not included.
2. Units with existing front patios are also limited to three items. Furniture can be displayed but must be of a natural material and/or a color to match the siding.
3. Outdoor plant containers must contain live plants.
4. Annual flowers may be planted only in existing beds or landscaped areas and must be maintained and watered during the season.
5. Garden hoses must be hidden from view and/or stored in a container that matches the siding and later removed for the winter.
6. Lawn decorations, statuary or birdbaths, feeders, gazing balls and water fountains and other such items are allowed only in the back of homes and not visible from the street and limited in quantity as determined by the Board.
7. Trellises must be free standing and match the siding color.
8. Dark brown mulch only.
9. American or military flags with bracket attached to garage doorframe only.

ITEMS NOT ALLOWED (but not limited to):

1. Any attached plant hooks, ornamental decorations, signs, planters or similar items to the exterior siding.
2. Hanging items attached to the overhang. (Use shepherds hooks or plant stands).
3. Lawn or driveway edgings or fencing of any kind.
4. Any yard signage, including security system signs. The preferred method of displaying security signage is a window sticker, affixed to the interior of the front window.
5. Awnings, canopies, sunshades or similar items.
6. Bird feeders, houses or bird baths or similar items in the front or sides of units.
7. Vegetable plantings in the ground.
8. Sports, seasonal or other flags, except for American or military service flags as noted above.