



1545 Kirkwood Drive, Geneva IL 60134

A newsletter for and about the people of Kirkwood

Visit our website: www.kirkwoodhomes.org

May 2018

Next Kirkwood Meeting

Monday, June 18
6:00 pm
Geneva Public Library

Kirkwood Homeowners May 2018 Meeting Highlights

Kirkwood’s meeting took place on Monday, May 21 at 6:00 pm at the Geneva Public Library. 12 homeowners were present. 6 Board members were present: Rand Briggs, Sandy Smith, Jean Stone, Mary Boen, Jim Forni, Liz Studer.

Homeowners Forum:

- **A concern about children playing in, or near, the street and not always being aware of cars was brought up. Discussion centered around the need for adult supervision as well as drivers being mindful of their speed. Kirkwood Drive is a city street shared by drivers, walkers, and bike-riders of all ages. Please be aware, and be safe.**
- A concern regarding the quality of the weekly lawn maintenance was mentioned – cutting the grass too short and not picking up the grass clippings specifically. These issues will be addressed with Tecza.
- A concern regarding raccoons and skunks burrowing under a deteriorating front stoop was mentioned. The Board will assess the condition of the stoops and determine if mudjacking or replacement is the best course of action.

Kirkwood Community Center/Pool: Once permits are in place construction on the building can proceed, *except for the plumbing for the pool.* Work related to the pool is delayed pending satisfaction of state requirements that drawings and work be done by pre-qualified, state-approved contractors. The required paperwork for the pool has been submitted to the state and we hope to have approval in the coming weeks. *Because of those requirements construction has been delayed enough that, regrettably, the pool will be closed again this summer.*

Reports

- **Financials:**
 - The reserves were \$221,850.86 as of 4/30/2018. Approval is pending on a construction line of credit from State Bank of Geneva, which will allow us to fund building the Community Center without depleting reserves.
- **Real Estate:**
 - On the market: 1501, 1514, 1562
 - Under contract: 1535
- **Maintenance:**
 - Thunderbolt Roofing has not been as responsive to our calls as in the past. The Board will seek additional quotes for roofing work.
 - Tecza has submitted a quote on the drainage issue project behind 1500-1510. The Board reached out to Pat White for a 2nd bid, however, Pat White declined to bid due to heavy work volume. Tecza bid will be reviewed at the June meeting.
 - Drainage issue in front of 1513 has been resolved.
 - The Board will continue to work with the city of Geneva on the drainage issues behind the units along Kirk Road.

REMINDERS

INSURANCE – It is the responsibility of each homeowner to maintain adequate insurance on your individual unit. Dwelling coverage should be an HO3 policy to the full replacement cost of the building, or equivalent and the Kirkwood Homeowners Association should be named as an “additional insured” on the Building only. See page 7 of the Rules and Regulations for more info on Insurance.

PLEASE AVOID LEAVING PET FOOD OUT OVERNIGHT and make sure garbage can lids are secure as it can attract unwanted wildlife that can cause damage to our residences. The HOA is not responsible for raccoon/skunk trapping and removal. County animal control should be called if necessary.

MAINTENANCE REQUESTS
Please use the Maintenance Request Form found on the [Kirkwood website](http://www.kirkwoodhomes.org) to report or request any *non-emergency* maintenance or repair issues with your unit.

YARD WASTE/BRUSH PICK-UP
The City of Geneva’s brush collection dates for 2018 are:
June 11 September 10
July 9 October 8
August 13 November 12

**Memorial Day Holiday –
Geneva City Offices Closed
Monday, May 28, 2018**

City Hall and other Geneva City offices with the exception of the Police and Fire departments will be closed Monday, May 28 in observance of Memorial Day. Normal business hours resume Tuesday, May 29.

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

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 City of Geneva planted three new trees in Kirkwood.
- Several ash trees need to be removed; some are the City of Geneva's responsibility (tagged), some are the HOA's responsibility.
- Commonwealth Edison has contracted with Davey Tree Service to remove four large trees behind 1550 - 1554 that have been identified as potentially hazardous to their wires running along the bike path.

• **Pest Control:**

Spraying of external foundations will be completed in the next few weeks.

New Garbage Disposal Company Effective July 1, 2018

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>

**Summer Concerts – Lincoln Park, St. Charles
Thursdays @ 7:00 pm**

May 31 • Tyler Caruso Band

Students at both St. Charles high schools host this concert honoring a former student, athlete and musician for his passionate commitment to family, friends, school and community service. Tyler touched so many lives before his untimely death on July 14, 2002, at age 17. Donations will be accepted to the Tyler Brett Caruso Memorial Scholarship Fund which benefits graduates at both high schools.

June 7 • Final Say

Songs from the latest Top 40 hits to classics that are sure to bring you to your feet.

June 14 • The Millennials

A fresh style to rock-n-roll and hard rock classics.

June 21 • Strung Out

The ultimate 70s experience with rock, soul, funk and fantastic one-hit wonders. An electric cello creates an amazing sound that breaks the mold of every other classic rock band.

June 28 • Johnny Russler & Beach Bum Band

Combining the tropical sounds of Caribbean rock, reggae and calypso by playing steel pans, blaring horns, strong percussion, driving bass and skanking guitars, this band hosts the grooviest beach party.

**Swedish Days Festival
June 19-24, 2018**

Geneva's largest festival features a host of family-friendly activities with live musical entertainment, a carnival, Kids' Day fun, Sweden Väst, a Grand Parade, multi-ethnic food plus great shopping in our historic downtown.