



1545 Kirkwood Drive, Geneva IL 60134

A newsletter for and about the people of Kirkwood

Visit our website: www.kirkwoodhomes.org

May 2019

Next Kirkwood Meeting

Monday, June 17, 2019

6:00 PM

Location to be announced

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 } Jim Forni
Pool }
Roofs }
Trees }

Deck Maintenance }
Gutters } Brent Elwing
Painting/Staining }
Garage Doors }

Insurance, Driveways &
Newsletter: Liz Studer

Website: Denise Marks

Kirkwood Homeowners May 2019 Meeting Highlights

Kirkwood's meeting took place on Monday, May 20 at 6:00 pm at the Geneva Public Library. 11 homeowners were present. Board members present: Diane Ball, Mary Boen, Brent Elwing, Jim Forni, Ralph Pazar, and Liz Studer

Homeowner's Forum:

- o The homeowner's forum opened with a question about the total cost of the new Community Center building. While the final number is not yet tallied, the cost is approximately \$300,000.
- o Another homeowner complimented the board for the work involved in bringing the Community Center/pool project to (near) completion.
- o Further discussion centered followed that it appears the money brought in from the monthly assessments is not enough to keep pace with the amount of maintenance work that is required throughout Kirkwood on an annual basis.
- o Diane Ball complimented Denise Marks' work on the website.
- o **SUMMER SAFETY:** A safety issue concerning street parking was raised. Recently one of our neighborhood children ran out of a driveway and into a passing vehicle. We are so grateful that he was not injured however this does raise a safety issue around street parking. Kirkwood Drive is a city street so street parking is legal and everyone's right. However, the parking of cars very near driveways does restrict the view of oncoming traffic, not only for children at play, but for residents backing out of their driveways. Our rules & regulations state that cars should be parked in the garage and/or driveway. If we all follow this it will surely minimize street parking. The Board also plans to start a dialogue with the police department on what we can do to improve traffic safety. More information on this will follow.

Kirkwood Community Center/Pool:

- o The Community Center building inspections are scheduled for this week. The pool fence has been installed, pool repairs are completed and the pool has been filled. The state inspection of the pool is scheduled in the near future. The pool will open most likely in early-mid June. The lawn area around the building will be seeded.

Reports: Financial:

- o HOA assets were \$213,368.80 as of April 30, 2019.

Maintenance:

- o Roof repair at 1580 will be completed when weather permits.
- o Bids on roof replacement at 1534 received. Thunderbolt bid=\$12,670; Showalter bid=\$11,925.
- o Thunderbolt bid to replace front roofs at 1567 & 1569 is \$13,800. Will get second bid from Showalter.
- o Garage downspout replaced at 1527 at cost of \$85.

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

Yard Waste/Brush Pick-up

The City of Geneva's brush collection dates for 2019 are:

- | | |
|-----------|-------------|
| June 10 | September 9 |
| July 8 | October 14 |
| August 12 | November 11 |

DOGS – need to be kept on a leash and waste needs to be picked up. Not only is this the respectful thing to do, it is a village ordinance. Please also be respectful of your neighbor's lawns and flower beds.

MAINTENANCE REQUESTS

Please use the Maintenance Request Form found on the Kirkwood website to report or request any non-emergency maintenance or repair issues with your unit.

LANDSCAPING

Homeowners planning any landscape addition or alteration to the front or side yard must complete the Landscape Application Form and submit to the Board for approval. Homeowners are responsible for the care and maintenance of any landscaping installed.

GUTTER CLEANING is the homeowner's responsibility. Gutters should be cleaned two times a year (spring and late fall by December 1). If gutters are not maintained and damage occurs to the roof or siding, the association will pay to have the repairs done and bill it back to the homeowner. Please notify the Board by leaving a voice mail message or note in the red mailbox with address and date of cleaning.

Landscape:

- First application of lawn fertilizer is complete and trees have been sprayed.
- Tecza will use hand mowers on front lawns and many back lawns to minimize turf damage. Stand-up mowers will be used on large open areas near the Community Center and tennis courts.
- Dead boxwood bushes will be trimmed back this year, but not replaced until 2020.
- Landscaping behind units 1500-1510 will be completed in the coming weeks.
- Path to the bike path between 1566 & 1568 will be further defined with new mulch and edging.
- Tecza will thin out ground vegetation and trim tree limbs behind 1582-1598.
- HOA will replace plantings at 1569 that were removed last year when laying new sidewalk.
- Individual mulch orders from Tecza will be delivered this week. Mulch should not come in contact with the siding on the buildings.

Fundraising:

- 30 donations totaling \$2395 have been received.
- The board thanks those homeowners who have so generously made a donation and encourages others to consider a donation to help support the pool.

New Business:

- The board recently walked around the neighborhood to assess maintenance needs relating to siding, painting, gutters, downspouts, roofs, concrete, railings and driveways using the following rating system: 0=in good shape, no work needed; 1-2 = minor wear & tear; 3-4 = moderate wear & tear/damage, consider repair in 1-2 years; 5 = excessive wear & tear/damage, needs immediate attention. The board will focus on those items rated "5", seek bids for repair work and report findings at the June board meeting.
- Backyards along Kirk road:
 - Standing water and water drainage is also an issue that needs to be addressed. The board must first determine where Kirkwood's property lines are and if the city or county is responsible for the drainage work. If necessary, the board will reach out to our Aldermen to request assistance to sort through these issues. This is a major project that will take time and a lot of planning.
- Motions made and carried to approve the following landscape requests:
 - 1538
 - 1547
- Motions made and carried:
 - Accept Showalter bid of \$11,925 to replace roof at 1534
 - Approve 1527 garage downspout replacement by Apple Siders at cost of \$85.
 - Approve 1542 lawn repair (\$195) where tree was removed.
 - Approve 1554 roof repair by Tecza at cost of \$2205
 - Approve purchase of printer, not to exceed \$500, for Community Center office