



1545 Kirkwood Drive, Geneva IL 60134

A newsletter for and about the people of Kirkwood

Visit our website: www.kirkwoodhomes.org

November 2019

Kirkwood Homeowners November 2019 Meeting Highlights

Kirkwood’s meeting took place on Monday, November 18 at 6:00 pm at the Geneva Public Library. Board members in attendance: Mary Boen, Brent Elwing, Jim Forni, Ralph Pazar, Jean Stone, Liz Studer

Reports - Financial

- HOA assets were \$149,001.17 as of October 31, 2019.
- The HOA has \$2600 in past due accounts. Statements were mailed to homeowners who are past due.

Real Estate

1500 & 1521 for sale

Maintenance

- **Roofs** – 1567/1569 front roofs have been replaced. Roofers examined roof issues reported at 1522 & 1526 and will report their findings to the board.
- **Gutters** – maintenance request received from 1564 to repair front gutter and replace garage downspout. Apple Siders will be contacted to provide a quote.
- **Siding/Painting** – all work has been completed.
- **Concrete and Railings** – The railings at 1508 & 1563/1565 should be installed by the end of the month.
- **Drainage** – repair work at 1522 delayed due to weather.
- **Trees** – tree behind 1520 and stumps at 1535/1535 on schedule to be removed.
- **Landscape** - Fall clean-up delayed due to weather. Our landscape contract with Tecza is through November.

Old Business

- **Compliance Inspections** - Deck inspections are completed and notices will be sent to those homeowners whose decks are in need of repair. The board will ask for a repair/replacement plan, and not necessarily immediate action, unless a safety hazard has been identified.
- **Reserve Study** – is scheduled to begin the week of December 2.
- **2020 Monthly Assessment Increase** – letters to homeowners mailed on November 6 indicating that no action is necessary if an ACH form for auto debit is on file with our accountant. Those who pay by check will find the updated coupons on the website in December. New payment amount is \$269.85



Kirkwood Annual Homeowners Meeting
Sunday, December 8
1:00 p.m.
 Comfort Inn & Suites-
 Geneva
 Fabyan Room
 1555 East Fabyan Parkway

New Business

- **Snow Removal for 2019/2020** – Green Turf/Green Scene has provided a contract and will charge based on amount of snowfall.
 2” – 3.9” = \$2520
 4” – 5.9” = \$3780
 6” – 7.9” = \$5040

Proposed 2020 Budget – will be sent to homeowners in December and voted on at the January 2020 meeting.

Motions made and carried

- Approve motion to accept Green Turf/Green Scene contract for snow removal.
- Approve motion to purchase 3 trees from the City of Geneva in the amount of \$150 per tree to replace trees at 1507, 1523/1525 & 1524.

EXTERIOR HOLIDAY & SEASONAL DECORATIONS

1. Exterior winter holiday decorations may be displayed after Thanksgiving and must be removed by January 15th of the following year.
2. Allowed outdoor decorations are limited to a home's immediate area, which includes the door, entryway, decks, trees or shrubs.
3. **Lights or decorations, including wreaths, may not be attached to the exterior siding or hung from any light fixtures or gutters. Lights or decorations should be limited to trees or shrubs. Permanent decorative lighting of trees is prohibited.**
4. Decorations such as inflatable or plastic displays are not allowed in front yards or Common Areas.
5. The Board reserves the right to require removal of such decorations it deems excessive, offensive, or unsightly or to cause a nuisance to community standards.

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

PLANNING HOME IMPROVEMENTS IN 2020?

The following improvements require Board approval. Make sure to submit the appropriate form (found on the Kirkwood website) in the beginning stages of your planning process and well in advance of starting your project. Submit an Architectural Application Form for:

- Architectural alterations or additions:
 - Windows
 - Skylights
 - dome tube
 - doors
 - decks
 - patios
 - fences
 - radon vents

Submit a Landscape Application Form for changes or additions to landscaping: trees, shrubs, flowerbeds.

REMINDERS

The Board asks homeowners to **NOT** use **SALT** on concrete stoops & walks this winter as the salt will create a chemical reaction that basically eats away at the concrete. Salt can also be detrimental to pets, plants and foliage. Sand is a good alternative to salt.

Snow Removal – driveways, sidewalks and common area snow removal will be done based on a registered snowfall of 3 or more inches. A driveway will not be cleared if a vehicle is parked in the driveway. The city of Geneva is responsible for snow removal on Kirkwood Drive.

Street Parking - Please be considerate of where you park this winter. School busses, emergency vehicles and garbage trucks cannot get through when cars are parked on the curves. We need our street plowed and clear so that it can be used safely for driving and walking.

Firewood Storage – Firewood should not be stored outside of a home except on the rear deck or patio, away from the foundation, and not stacked higher than the railing.

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