



1545 Kirkwood Drive, Geneva IL 60134

**A newsletter for and about the people of Kirkwood**

Visit our website: [www.kirkwoodhomes.org](http://www.kirkwoodhomes.org)

**October 2018**

**Next Kirkwood Meeting**

Monday, November 19  
6:00 pm  
Geneva Public Library

**Kirkwood Homeowners October 2018 Meeting Highlights**

Kirkwood's meeting took place on Monday, October 15 at 6:00 pm at the Geneva Public Library. Seven homeowners were present. Board members present: Rand Briggs, Diane Ball, Jim Forni, Sandy Smith, Liz Studer

**Homeowners Forum:**

- Homeowner at 1507 reported that the drain tile in the front yard is exposed and needs to be re-buried. The Board will add this to the project list for completion this year or next spring.
- **Kirkwood Community Center/Pool:** As of October 4, our General Contractor had both State and city of Geneva building permits in hand and was ready to begin construction. Later that day he was notified by the city of Geneva Plumbing Inspector that there had been an over-sight in reviewing the plans and the Geneva permit was invalid because the swimming pool bather count of 84 (homeowners) requires two bathrooms. Our General Contractor met with the building architect to re-draw the plans to include a second bathroom, and he anticipates that the building will be "under roof" by the end of the year.
- The board asks that homeowners/guests NOT park cars in the parking spaces by the mailboxes as those spaces are needed for contractors working on the service building.

**Reports:**

- **Financial:**  
HOA assets were \$207,315.40 as of September 30, 2018. All monthly assessments are now being deposited into the State Bank of Geneva Operating checking account. At year end, remaining funds in the Operating account, except for a minimal amount to cover any outstanding invoices, will be transferred to the money market Reserve account. Funds received from the State Bank of Geneva line of credit, for the construction of the Community Center building, will be deposited into the Reserve account. Funds from the Reserve account may only be used if voted on by the Board.
- **Real Estate:**  
Under contract: 1514
- **Maintenance:**  
**Roofs:** 1550 & 1552 new roofs are done, 1598 will be re-roofed this month, roofs at 1551 & 1549 will be evaluated.  
**Stoops** identified for mud jacking have been done.  
**Snow Removal:** Approved contract with Lush Green for snow removal. Pricing to remain the same as with the previous vendor.
- **Landscape:**  
Tecza performed soil sampling and adjusted fertilizer to address the numerous bad patches in the lawns. Slit seeding will also be done to address this issue

**Save the Date**

**Kirkwood's Annual Homeowners Meeting**  
**Sunday, Dec. 9**  
**1:00 p.m.**  
Geneva Senior Center  
400 Wheeler Drive.

**Welcome New Neighbor**  
1537 - Christine Irvine

**KIRKWOOD NEEDS YOU!**

Several of our current board members will complete their 2-year term in December and have indicated they will not seek re-election to the board for 2019/2020.

Homeowner participation is critical to keep Kirkwood a self-managed association, and we are seeking individuals to fill the vacancies. This is a great way to serve your community, bring a fresh perspective to the board, and help maintain Kirkwood as a desired neighborhood to call home.

If you are interested, or have questions, please call the management number and select 9 for Board. One of our board members will contact you to answer your questions and discuss how you can contribute to the Kirkwood community.

## REMINDERS

**Garage doors** should be closed at all times unless the owner is engaged in an activity that requires the door to be open. In addition to discouraging crime, closed doors help prevent rodents from nesting in a garage, especially as winter approaches.

**Seasonal Vacancies** - Owners who vacate their home during the winter months should have a current Emergency Contact form on file with the board. You can find the form on the Kirkwood website.

## Yard Waste/Brush Pick-up Dates

The City of Geneva's final brush collection date is: November 12

## 2018 Board of Directors

President: Rand Briggs  
Treasurer: Sandy Smith  
Secretary: Jean Stone  
Directors: Diane Ball, Mary Boen, Jim Forni, 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

## REMINDER - 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. For all other holidays, decorations shall not be set up earlier than fourteen (14) days before a holiday and must be removed no later than fourteen (14) days after the date of the holiday.
3. Allowed outdoor decorations are limited to a home's immediate area, which includes the door, entryway, decks, trees or shrubs.
3. Lights or decorations shall not be attached to the exterior siding or hung from any 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.

## Illinois History Hike

**November 3, 2018**

**10:30 am – 12:00 pm**

**Creek Bend Nature Center at LeRoy Oakes Forest Preserve  
37W700 Dean St., St. Charles**

Step back in time and see how the Illinois landscape has changed in 200 years. There will be a naturalist-guided walk through the prairie, beginning at Creek Bend Nature Center, and ending at Durant-Peterson House. During the walk, you'll learn about the transformation of the prairies and woodlands from European settlement to today. At the Durant-Peterson House, docents will interpret 19th century life on the prairie. There will also be crafts back at the nature center, and self-guided Illinois Bicentennial scavenger hunts throughout the afternoon.

Advance registration is required. Call 630-444-3190. This event is for all-ages.

## The Fox Valley Nutcracker

**November 24 at 2:00 pm & 7:00 pm**

**November 25 at 2:00 pm**

**Batavia Fine Arts Center**

The Fox Valley Ballet will present The Fox Valley Nutcracker, a holiday tradition that showcases students and families from local dance studios alongside professional dancers in the beloved holiday classic. Featuring beautiful dance, lavish sets, festive costumes and Tchaikovsky's magical score, the Fox Valley Nutcracker was named one of the "top ten favorite must-see Nutcrackers in Illinois" by Pointe Magazine.

Adults: \$25 - \$40

Children (10 and under): \$20 - \$40