



1545 Kirkwood Drive, Geneva IL 60134

A newsletter for and about the people of Kirkwood

Visit our website: www.kirkwoodhomes.org

October 2019

Next Kirkwood Meeting

Monday, November 18, 2019
6:00 PM
Geneva Public Library
Program Room

Kirkwood Homeowners October 2019 Meeting Highlights

Kirkwood's meeting took place on Monday, October 16 at 6:00 pm at the Geneva Public Library. Three homeowners were present. Board members in attendance: Diane Ball, Jim Forni, Ralph Pazar, Liz Studer

Reports: Financial:

- o HOA assets were \$166,156.65 as of September 30, 2019.

2020 Monthly Assessment Increase

In order to keep pace with Kirkwood's ongoing maintenance needs and the rising costs to service those needs, **the board has approved a 5% increase to monthly assessments to begin January 1, 2020. The monthly payment will increase by \$12.85 and the new monthly payment will be \$269.85.** Information will be mailed to homeowners with instructions for those paying by check as well as those who have auto-debit from a bank account.

**Save the Date
Kirkwood Annual
Homeowners Meeting
Sunday, Dec. 8**

1:00 p.m.
Comfort Inn & Suites-Geneva
Fabyan Room
1555 East Fabyan Parkway

KIRKWOOD NEEDS YOU!

Two of our current board members will complete their terms in December and have indicated they will not seek re-election to the board.

Homeowner participation is critical to keep Kirkwood a self-managed association, and we are seeking individuals to fill the vacancies.

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.

Brush Pick-up

The City of Geneva's final brush collection date for 2019 is **November 11.**

Real Estate:

- o 1500 & 1521 for sale

Maintenance

- o **Siding/Painting** – as work has progressed, the contractor has found the siding deterioration to be more extensive than originally thought and has been very thorough in repairing the damage. Depending on weather, the project should be completed in the coming weeks.
- o **Concrete and Railings** – Concrete work at 1508 & 1563/1565 work is completed. The railings should be installed in the coming weeks.
- o **Roofs** – 1567/1569 front roofs scheduled to be replaced in November.
- o **Trees** – tree behind 1520 is leaning precariously toward the building and should be removed.
- o **Driveways** –Driveway replacements have been completed
- o **Gutters** – repair at 1530 is scheduled in the coming weeks.
- o **Drainage** – cost quote to repair drainage at 1522 is \$920.

Landscape - THANK YOU TO OUR FALL CLEAN-UP VOLUNTEERS who came out October 12th to help trim bushes & trees and stack limbs for the brush pick-up.

Angela Albrigo	Diane Ball	Rand Briggs
Jim Forni	Jon Hauser	Deb & Steve Hill
Cindi & Kirk Kruse	Maureen McKeough	Ginny Miller
Jean Stone	Liz Studer	Lucy & Bill Tomlin
Lynne Zolna		

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 12.

New Business

Snow Removal for 2019/2020 - we have a verbal commitment from Green Turf, contract pending.

Motions made and carried:

- Approve motion to raise monthly assessments by 5% (\$12.85) effective January 1, 2020. New monthly assessment will be \$269.85.
- Approve landscape request from 1570 to remove old evergreen shrubs and plant 3 boxwood plants.
- Approve Architectural Application request from 1557 to replace front door, side light window and storm/screen door.
- Approve expenditure of \$150 for HOA Annual Meeting room rental fee.
- Approve expenditure of no more than \$300 to remove tree behind 1520.
- Approve expenditure of \$920 for drainage repair work behind 1522.

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

Kane County Hosting Pumpkin Recycling In Geneva

Kane County is offering a free pumpkin recycling event from 9 a.m. to noon Saturday, Nov. 2 at Pushing the Envelope Farm, 1700 Averill Road, Geneva.

The event, which is being held in conjunction with Pushing the Envelope Farm and the Northern Illinois Food Bank, is designed to help people reduce their seasonal holiday waste.

Jack O'Lanterns, pumpkins and decorative squashes are highly compostable, and the nutrients they contain can be returned to soil to help grow more healthy food. Pumpkins must be contaminant-free, similar to food scrap composting. This means no candles, yarn hair, stickers, googly eyes, or plastic of any kind will be accepted.



Daylight Saving Time ends on Sunday, November 3.

Don't forget to turn your clocks BACK one hour.
Check your smoke alarm batteries, too.

St. Charles Veterans Day Ceremony

The City of St. Charles Annual Veterans Day Ceremony will be held Nov. 11 at 10:30 a.m. at the new St. Charles Police Station, 1515 West Main Street. All are welcome to attend. The ceremony will begin with the singing of the National Anthem, followed by a prayer, remarks, a closing prayer, gun salute and Taps performance.



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

Geneva Holiday House Tour

Enjoy five lovely, exquisite Geneva homes decorated in holiday splendor by local decorators. These homes will open to visitors for self-guided tours from 10 a.m. to 8 p.m. Friday, Dec. 6 and 10 a.m. to 5 p.m. Saturday, Dec. 7.

Tickets, which are \$35 per person, include a traditional holiday tea and a complimentary candle. Proceeds are used to decorate Geneva for the holiday season.

Tickets are available for pre-order by calling the Geneva Chamber of Commerce at 630-232-6060 or visiting the [chamber's website](#).