



1545 Kirkwood Drive, Geneva IL 60134

A newsletter for and about the people of Kirkwood

Visit our website: www.kirkwoodhomes.org

September 2018

Next Kirkwood Meeting

Monday, October 15
6:00 pm
Geneva Public Library

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

Welcome New Neighbors
1562 – Bill & Donna Pflaumer

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.

Kirkwood Homeowners September 2018 Meeting Highlights

Kirkwood's meeting took place on Monday, September 17 at 6:00 pm at the Geneva Public Library. Ten homeowners were present. Board members present: Rand Briggs, Jean Stone, Mary Boen, Jim Forni, Diane Ball, Liz Studer.

Homeowners Forum:

- Discussion centered around insurance; both individual homeowners insurance and Kirkwood's HOA policy. All homeowners are required to maintain a paid-up, current and up-to-date Homeowners Insurance Policy on their unit. **Each policy shall be written for the full replacement cost of the dwelling, Coverage (A) in the MINIMUM basic amount of \$250,000. Coverage Form HO3 is to be purchased and shown on your policy Declaration or Certificate of Insurance Sheet(s). Each unit owner's policy must show Kirkwood Homeowners Association as an Additional Insured on the Dwelling, COVERAGE (A) ONLY. The Certificate of Insurance must be provided to the KHOA annually 30 days prior to your policy expiration/renewal date, when you change insurance carriers, or when you amend your coverage.** The Board tracks compliance of this requirement and will notify homeowners of any lapses.

Kirkwood's HOA currently holds an insurance policy covering the pool and common areas. Once the Community Center building is completed, the Board will insure the building and re-examine all policies to ensure full coverage.

- Denise Marks reported that the [Kirkwood website](#) has been updated with a new design. If you haven't visited the website in a while, we urge you to take a look. There's a lot of useful information, including homeowner forms, rules & regulations, a newsletter archive, etc. Many thanks to Denise for her work on keeping the website up-to-date.

Kirkwood Community Center/Pool: We have received final approval from the State to proceed with construction of the Community Center building. We anticipate that construction will begin by the end of September. **The board asks that homeowners/guests NOT park cars in the parking spaces by the mailboxes as those spaces are needed for the contractors working on the service building.**

Reports:

- **Financial:**
Current assets are \$228,671.32 as of 8/31/2018.
- **Real Estate:**
Under contract: 1514, 1537
- **Maintenance:**
1535 still has a chipmunk problem
- **Landscape:**
Nothing new to report

REMINDER

Ornamental decorations, signs, planters or similar items are not allowed to be attached to the exterior siding of the buildings.

The exception is American flags or military service flags (brackets) may be attached to the garage door frame. Sports, seasonal or other flags are not allowed.

Yard Waste/Brush Pick-up Dates

The City of Geneva's final two brush collection dates are:

October 8

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.

Batavia Oktoberfest

October 5 - 7, 2018

Batavia Main Street brings a traditional Oktoberfest to the Fox Valley region. Authentic German food, music, entertainment and of course, beer will be featured. New this year is Oktoberfest Family Day. Sunday will be full of fun for the entire family including games, kid focused entertainment on stage, and an Xfinity Sports Zone viewing area for football fans. All Batavia Oktoberfest happenings will be hosted on North River Street between Wilson Street and Spring Street. For more information:

<https://downtownbatavia.com/oktoberfest/>

Scarecrow Festival

October 5 - 7, 2018

Over 100 hand-made and mechanical scarecrows will be on display. It's pure family fun. Shop the arts & crafts show. Dance to live music. Spin on thrilling carnival rides. Best of all, admission is free! For more information: www.scarecrowfest.com

Geneva History Museum

113 S Third St.

Visit the Geneva History Museum for a peak into Geneva's past. Wonderful exhibits about Geneva, as well as award-winning traveling exhibits are always on display for visitors of all ages to explore. The Museum offers [guided walking tours](#) about architecture, cemeteries and the Historic District. For a preview, read about Geneva's history [online](#).