

KIRKWOODS NEWSLETTER

December 2015

1545 Kirkwood Drive, Geneva IL 60134

Visit our website: www.kirkwoodhomes.org

Kirkwood hotline: 630.557.5200

KIRKWOOD HOMEOWNERS MEETING MINUTES:

Kirkwood's meeting took place on November 16th at 6:30 pm. Seven Board members were present: Rand, Darell, Sandy, Jim V., Jim F., Jon H. 15 homeowners were present.

Homeowners Forum:

- This forum consisted of several homeowners discussing their thoughts and/or asking questions regarding the recently approved increase on the monthly Kirkwood Homeowner Assessment (\$12/month). Please see page 4 in the newsletter to see a basic summary of questions asked and responses from the Board.

Regular Reports:

- Financials: Not a lot of change, running under budget but over spent in some areas
- Real Estate: 1514 (new move in), 1536 (new move in), 1564 (rehabbing), 1590 (on the market)
- Maintenance:
 - Roofs: 1564 is the last roof being worked on this year, working on plan for next year
 - Siding/Paint: done for this year
 - Concrete/Driveways: done for this year
 - Snow Removal: received a quote
 - Stair Railings: bid received, still waiting on 1523 & 1525
 - Architectural change form: 1518 wants an outdoor outlet
 - Cost increases: Conversations were had with many contractors about average price increase over the last 5-8 years. Those numbers are as follows: roofing 30%, labor 15%, concrete/materials: 30%, carpentry/materials: 25%, carpentry labor: 12%, painting: 10%
 - Landscape: work was done through the end of Oct., still doing some leaf clean-up, Board wants to give the landscaping team a map of where to/not to go, Board suggested grub control for next year.



Upcoming Events:

Annual Kirkwood Meeting:

ATTENTION- LOCATION CHANGE:

Geneva Senior Center @ Wheeler Park (NOT Kirkwood Clubhouse)!

Sunday, December 6th, 2015 at 1:00 pm

Hanukkah: Dec. 6-14th

Christmas Eve & Christmas Day:

Dec. 24th & 25th



2015 Board of Directors:

President: Rand Briggs

Secretary: Jim Forni

Treasurer: Darell Edwards

Directors: Sandy Smith, Jim Van Spankeren, Doug VanderMark & John Bray

2015 Committees:

Clubhouse Rental: Connie Porter

Landscape: Sandy Smith

Maintenance:

Newsletter: Jill Thomas

Pool: Jim Forni

Website: Denise Marks

Welcome: Heidi Hunter

- Trees: 1505 to be taken out in spring, 1586 has 2 trees with large roots, 1518/1523/1525 all have issues, also removed a lot of buckthorn. The large Oak tree in front of the clubhouse came down which was a huge threat to the clubhouse and homeowners. The Board is concerned with the responsibility Kirkwood would take if something happened, we are 100% liable. Morton Arboretum is hosting a special seminar on Hazardous Trees, homeowners are welcome to attend.
- Brush Removal: Some properties have brush that goes right up to the house. Board expressed concern that it could cause drainage and siding damage.
- Grounds/ Walls- Sandy: have not received any bids and still waiting on some quotes
- Gutters: Board discussed the uneven maintenance done to gutters & feel the guidelines are not clear on who takes care of them which is leading to some issues and can cause further house issues if not tended to properly. Board wants to think about taking back the responsibility from homeowners.
- Tennis Court Repair: Needs some type of repair, there are large cracks. Board will think more about it moving forward.
- Kirkwood Sign: Did some repair this year to it but it might need repair in a few years. A homeowner mentioned the next step has to be replacing with a breakaway sign, which is costly.



Updates and Reminders:



1. Community bulletin board: Homeowners are welcome to put up Kirkwood-related information but need to submit to the red mailbox first for the Board to sign off on. Please remember to leave a contact number if you put something up that requires it.
2. Committee of the Whole: The Board is thinking about the idea of starting a working Board Meeting where the Board can only discuss ideas. The minutes from these meetings need to be agreed on at the following homeowner meeting. During a committee of the whole, all homeowners are welcome to attend this meeting only as listeners. Discussions or questions from homeowners would continue to be allowed at the monthly homeowner meetings. What do you think about a Committee of the Whole meeting? Leave your thoughts on the Management phone line.
3. Exterior Holiday Decorations: As a reminder from the Kirkwood Rules and Regulations (section E), please remember that outdoor decorations are allowed in the following areas: door, entryway, decks, trees, shrubs. Lights/ decorations cannot be attached to exterior siding or hung from fixtures. Inflatable or plastic display decorations are not allowed in front yards or common areas. Winter holiday decorations must be removed by January 15th, 2016. The Board reserves the right to require removal of such decorations it deems excessive, offensive or unsightly to our community.

The Management phone number is 630-557-5200.

Leave your name, unit #, and a brief message once you get to the correct prompt.

0 - General

1 - Maintenance

2 - Landscape

3 - Pool

4 - Snow Removal

5 - Finance

6 - Emergency

8 - Latest Kirkwood Info.

9 - Board

SNOW: We are asking that everyone in Kirkwood abide by the city parking restrictions. A phone message will be posted when the Kirkwood plows are coming to plow our driveways. This will generally be **after a single 3 in. snowfall**. Please remove lesser amounts as they occur to help reduce the overall amount the Kirkwood plows need to remove. This helps to reduce our snow removal costs.

The parking lot at the clubhouse is limited and must be kept clear in the event of snow removal. Cars left at the clubhouse will be towed at the owners' expense if left when plowing occurs on the clubhouse drive.

Please be considerate of where you park this winter. School busses cannot get through when homeowners or visitors park on the curves. We need our streets plowed and clear so that they can be used safely for driving and walking.

Thank you for your consideration.

Community Events!

Geneva Christmas Walk

A true Geneva Tradition! Bundle up and head out for a weekend of sales, caroling and sweet hot cocoa up and down Third Street in downtown Geneva. Some stores have "adult beverages", like Glugg, a Swedish favorite. The Christmas Walk starts Friday, December 4th & 5th. Hours are from 11 am- 8 pm. Special hours run for the house tours and tickets are \$30 online. Visit City of Geneva website for more information.



Breakfast with Santa at Hotel Baker

Enjoy breakfast with Santa at the historic Hotel Baker in St. Charles. Hotel Baker offers several Sunday's (6th, 13th, 20th) from 8:30-11:30 am. Cost for adults is \$22, age 3-13 is \$17, ages 3 and under are free. Their breakfast includes a variety of yummy dishes from French toast and huevos rancheros to scrambled eggs and yogurt with fresh fruit.

Visit www.hotelbaker.com for more info.



Primrose Farms Sleigh Rides

Take a step back in time and enjoy a beautiful sleigh ride with the warmth of a comfy wool blanket. After your sleigh ride, step inside the farm's kitchen and cozy up next to a roaring fire place with hot chocolate, homemade cookies and holiday music played on an original 1920's radio. Rides run on December 26th and 27th, January 2nd and 3rd at three different times: 6-7pm, 7-8pm and 8-9 pm. Cost is \$10 for St. Charles residents and \$15 for non-residents.

For more information: www.primrosefarmpark.com

Illumination: Tree Lights at Morton Arboretum

Through January 2nd, 2016

Doors open at 5pm, last entry is 8:30pm

Chicago Tribune proclaims this winter event as a "must-see destination". Come take a winter walk in a colorful, exhilarating, musical, multi-sensory experience like no other. Trees that respond to your voice and touch, how cool! Children 2 and under are free, prices range for members and non-members from \$15-20. Be sure to book your night and ticket ahead of time to secure your spot. For more information call 630.968.0074 or

www.mortonarb.org

Chicago Botanic Garden's Hanukkah Festival

Sunday, December 6th from 11 am & 1 pm

From timeout.org, "Take in more than flora this holiday, with a rousing Hanukkah concert at the Chicago Botanic Garden to kick off the eight-night celebration. The Maxwell Street Klezmer Band performs two one-hour concerts at Alsdorf Auditorium on December 6. Ticket prices include full access to the Chicago Botanic Garden's holiday Wonderland Express exhibition featuring a kiddo-pleasing model train to boot." Tickets on sale at www.chicagobotanic.org



Breakfast with Santa at Morton Arboretum

December 5,6,12,13,19-23 from 9 am-11 am

Prices vary for non-members from \$31-39, tickets are on sale now and can be purchased online or via phone.

Includes a gourmet breakfast and Santa in The Gingko Room, music from traveling carolers and The Frozen Robins.



Kirkwood Homeowners Minutes from Raised Assessment Meeting

The following dialogue was taken during the meeting held on November 16th. To the best of my ability, I tried to manually record most questions asked and responses given. I felt that recording the questions posed from homeowners was important to not only share with other homeowners who could not attend, but to also help keep accurate record of the discussion that was held on this date to discuss the change in assessments. Conversations are separated with a line between. Please note I did my best to record as much of the information as possible and have left out all personal feelings regarding the matter at hand. ~ Jill Thomas

Rand started the open forum with apologizing for a previous unannounced meeting took place at the clubhouse without homeowner's knowledge. He stated an error in the Oct. min., which the Board corrected and approved.

Homeowner: (gave credit to Board for all they have done, continue to do, for managing Kirkwood's money and knowing the value Kirkwood Homes has) "How did we come to increase the dues?"

Board answer: "Concrete has increased tremendously."

Homeowner: "Are we doing more driveways?"

Board answer: "Yes. There is not an exact number but we will know in spring, maybe 1-2 more driveways per year. The goal is to have a more uniformed look to Kirkwood and the Board wants everyone who needs new driveways to get them."

Homeowner: "Could sidewalks be spread over 2-3 years, same for driveways? \$147 is a lot of money for some. Do we really need to do sealcoating every year? That might be something to think about moving forward."

Homeowner: (thanks Board for all of their hard work, mentioned he was previously served on Kirkwood Board for several years) "What I am hearing right now is that we do not have any real idea on the number of driveways that need repair. Also, pest control increased from \$3,000-\$5,250, why? Are we doing anything to reduce costs?"

Board answer: "The reason for the increase in pest control was because we found pest control and tree pest control for flowers and trees was not in the budget from last year. We also do not include that into the landscaping budget. We will lose trees if we don't do something. With driveways, we are working to get a sequence of events and do not know which specific houses need new driveways or repairs."

Homeowner: "This budget doesn't show any money going to the reserve."

Board answer-Rand: "I will look into this."

Homeowner: "With garage doors, I do not see anything in the budget for next year. With gutter work, I didn't see any replaced. Roofs are important to repair, some things are more important to repair than others. What about retaining walls, how many did we fix this year?"

Board answer: "None, but we have to do some for next year."

Homeowner: (thanks Board for doing a great job, states she is concerned about the increase) "I think this is going to affect the "sell-ability" of our home and is a red flag, and I am already dealing with this now. I think the Board needs to consider doing a reserve study and have someone review all documents. Also, maybe it would be good to focus on doing one thing a year. Wants and needs are different and I worry that this 5% increase is really going to hurt us."

Board did not respond.

Homeowner: "I feel the price increase that amount to \$14,000 is not going to give homeowners a "better anything". The maintenance, for example, is going to be the same as the last 10 years, along with many other areas. I know that the current Board has new and experience members, and I know that the Board is working on a full budget today and in 2008 the Board was working on much less."

Board did not respond.

Homeowner: (stated she voted for a self-governing board) "I see the increase as a good thing. I think a special assessment will only hurt our community more and when compared to Avrill, we are doing well financially."

Baked Mushroom Tops

(Courtesy of TheNest.com)



Ingredients:

8 medium flat mushrooms
4 garlic cloves, peeled and finely chopped
1 medium-hot red chile, core and seeds removed and finely chopped
finely grated zest of 1 lemon, plus 1 tablespoon of juice
3 tablespoons extra virgin olive oil
2 tablespoons unsalted butter
sea salt and freshly ground black pepper
2 tablespoons coarsely chopped flat-leaf parsley

Directions:

Preheat the oven to 400°F. Trim the ends of the mushroom stems and arrange them in a baking dish cup-side up. Divide the garlic, chile, and lemon zest among the cups. Drizzle with the olive oil, dot with the butter, season, and bake for 25 minutes.

Remove from the oven, sprinkle the lemon juice over the mushrooms, and then the parsley. Serve hot or warm.

Homemade Eggnog (curtesy of Food Network)

Ingredients:

6 large eggs	1 cup heavy cream
1 cup sugar	1 tsp freshly grated nutmeg
2 cups whole milk	½- 1 1/2 cup bourbon/rum (optional)



Separate the eggs: Separate the eggs, placing the yolks in one bowl and the whites in another. Cover the whites and refrigerate until needed (or freeze if aging the eggnog for longer than a day).

Whisk the yolks with the sugar: Combine the yolks and the sugar in a medium mixing bowl. Whisk by hand, or with a mixer, until the mixture is smooth and creamy, and it has lightened to a lemon-yellow color.

Whisk in the milk, cream, and liquor (if using): Pour the milk, cream, and liquor into the bowl with the egg mixture and whisk until combined.

Cover and refrigerate: Cover the bowl and chill in the refrigerator for at least an hour. The more liquor you add, the longer it will keep — **non-alcoholic eggnog** should be consumed within a day; **eggnog with 1/2 to 1 cup of liquor** will keep for several days; and **eggnog with 1 1/2 cups of liquor** will keep for several weeks and continue aging and thickening quite nicely. (If aging for longer than a few days, transfer the eggnog to a sealed glass container or a mason jar.)

Whisk the egg whites: Just before serving, whisk the reserved egg whites in a stand mixer or with a hand mixer at high speed until the whites form stiff peaks.

Fold the egg whites into the eggnog: Transfer the beaten egg whites to the bowl with the eggnog and gently fold or stir the whites into the base — this gives the eggnog a frothy, extra-creamy texture. Some of the egg whites will also float to the top, like cappuccino foam.

Serve the eggnog: Transfer the eggnog to a pitcher or punch bowl. Serve in individual glasses with a grating of nutmeg over top.

KIRKWOOD HOMEOWNERS ASSOCIATION 1545 KIRKWOOD DRIVE GENEVA, ILLINOIS
60134 Phone: 630-557-5200

EMERGENCY INFORMATION FORM

NAME: _____ ADDRESS: 15 _____ KIRKWOOD DRIVE, GENEVA, IL. 60134

HOME PHONE _____ WORK PHONE _____ EXT. _____

CELL PHONE: _____ EMAIL ADDRESS: _____

Can we use your email address to communicate Board business with you? Yes No

NAMES OF ALL RESIDENTS (FIRST & LAST NAME)

WORK/CELL PHONE (IF APPLICABLE)

Can this information be used for the Kirkwood Phone/Email list? YES NO

RESIDENT STATUS (PLEASE CHECK ONE):

OWNER: _____ TENANT: _____ RELATIVE: _____ PART TIME RESIDENT OWNER: _____

OWNERS NAME/ADDRESS IF DIFFERENT: _____

VEHICLE (S) INFORMATION:

MAKE MODEL YEAR COLOR LICENSE PLATE NUMBER

PET INFORMATION: NUMBER: _____ DESCRIPTION: _____

PET NAMES: _____

EMERGENCY CONTACT: PLEASE PROVIDE THE NAME AND PHONE NUMBER OF A LOCAL FRIEND OR RELATIVE WITH KEYS TO YOUR HOME IN CASE YOU CANNOT BE REACHED.

NAME: _____ PHONE: _____

OWNER SIGNATURE

DATE

IT IS YOUR RESPONSIBILITY TO UPDATE THIS INFORMATION AS CHANGES OCCUR.

Please return to: Kirkwood Homeowners Association (*or place in the red mailbox next to clubhouse*).