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# KIRKWOODS NEWSLETTER

## December 2014

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1545 Kirkwood Drive, Geneva IL 60134

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

Kirkwood hotline: 630.557.5200

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### KIRKWOOD HOMEOWNERS MEETING MINUTES:

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Kirkwood's annual meeting came to order at 1:00 pm on Saturday, November 23<sup>rd</sup>, 2014 at the Geneva Public Library. All Board Members were present. The Board shared the following Kirkwood Homeowner's Association accomplishments during the 2014 year (as of 11/20/14):

#### GENERAL:

1. Maintain reserves over the benchmark recommended guideline of 20%
2. Continued to be an Association that is self-managed by volunteers
3. Declaration and Bylaws were updated to conform to the Illinois Condo Act
4. Kirkwood Web site updated regularly with access to information and forms
5. Rules and Regulations updated, printed and distributed
6. Held the monthly assessment at \$245.00
7. Continued self-management of pool

#### MAINTENANCE:

1. Security system added to Clubhouse, pool and mailbox area
  2. Sealed all driveways and Clubhouse drive/lot
  3. New roofs (rear/front): 1519, 1521, 1522, 1544, 1547-57, 1568, 1570, 1590
  4. Repaired roofs: 1505, 1554
  5. Retaining wall between 1559 and 1561, 1530 and 1532
  6. Replaced siding: 1586, 1590, 1592
  7. Stair railings: 1505, 1574
  8. Replaced or repaired 13 driveways
  9. Added curb cuts to 6 driveways and Clubhouse entrances
  10. Gutter repairs: 1518, 1559, 1535
  11. Painted portions of 1509, 1511, 1518, 1510, 1542, 1517, 1523, 1525, 1527, 1519, 1521, 1516, 1592, 1522, 1513, 1517, 1514
  12. Painted portions of the pool fence
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### Upcoming Events:

**Next Board Meeting:** Monday, January 19<sup>th</sup>, 2015 @ 6:30 pm, the Geneva Public Library

**Merry Christmas!** Thursday, December 25<sup>th</sup>, 2014



**Ho! Ho! Ho!**

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### New Board of Directors:

Welcome to all of the NEW 2015  
Kirkwood Board Members!

Jim Forni  
Darell Edwards  
Rand Briggs  
Sandy Smith

### 2014 Committees:

**Clubhouse Rental:** Cindi Kruse  
**Landscape:** Denise Marks  
**Maintenance:** Chuck Marks  
**Newsletter:** Jill Frister  
**Pool:** Chuck Pedersen  
**Website:** Denise Marks  
**Welcome:** Heidi Hunter

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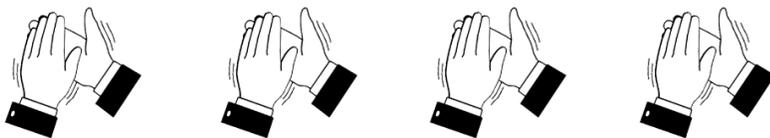
13. Concrete work including walkways: 1559, 1502, 1504, 1506, 1510, 1514, 1516, 1518, 1528
14. Roofs being blown of leaves and twigs (in process)
15. Installed over 200 snow plow guide marker sticks at driveways

**POOL:**

1. New pump motor
2. Painted the pool
3. Replace the tile at the water line
4. Replace the anti-syphon grate
5. Replaced the hydrostatic valve, labeled parts and flow directions
6. Repaired the pool walls
7. Mud jacked to level the concrete deck
8. Caulked the cracks in the concrete deck
9. Purchased an extra grid for the filter system
10. Installed a new drinking fountain

**LANDSCAPE:**

1. Organized 3 clean-up days for volunteers to remove dead limbs, buckthorn, tree trimming, bush removal
2. Spring mulch neighborhood project
3. Removed overgrown or dead groundcover- 1508, 1517, 1521, 1541, 1543, 1559-61, 1598, 1548-1550
4. Planted grass seed over selected areas above
5. Removed 3 trees at 1592. Replaced 1 tree, ornamental grasses and turf
6. Removed fallen trees or limbs at: 1576, 1566, 1525, 1598
7. New trees added: 1501, 1592, 1543
8. New plantings and/or clean-up: 1521, 1517, 1569, 1508
9. Reviewed/approved 8 homeowner applications for designs and plantings
10. Planted approx. 60 donated pine seedlings (unfortunately few made it)
11. Enforced landscape guidelines



**More Information:**

- **Want more?** If there is something you'd like to see in the newsletter, email Jill at: [jkfrister@yahoo.com](mailto:jkfrister@yahoo.com)
- **Kirkwood Online/ Mobile:** Check out Kirkwood's website to get the latest information, look up the Rules & Regulations, and more.
- **The Management phone number is 630-557-5200. Leave your name, unit #, and a brief message once you get to the correct prompt.**  
The prompts are:  
0 - General  
1 - Maintenance  
2 - Landscape  
3 - Pool  
4 - Snow Removal  
5 - Finance  
6 - Emergency  
8 - Latest Kirkwood Information  
9 - Board
- **Give To Those In Need:** The Northern Illinois Food Bank is still looking for food donations, especially during the holidays. Here's a list of the most needed items that our Geneva branch is looking for: whole grain cereal, canned chicken or tuna, peanut butter, whole grain pasta, rice, dried beans, canned fruits in juice, canned vegetables, reduced-sodium soups, pasta sauce. No glass containers. You can drop off food at their branch just on the other side of Kirk at 273 Dearborn Court, Geneva.



## REMINDERS:



- **Assessment Coupons:** The 2015 Kirkwood Assessment Coupons are posted online under the Homeowner Forms section. Please print them at your convenience. They will not be placed in your mailbox this December.
- **Driveway Removal of Snow:** Again, driveways that have cars parked on them while the snow plows are working will not be plowed.
- **Overall Snow Removal:** We are asking that everyone here 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 inch snowfall**. Please remove lesser amounts as they occur to help reduce the overall amount the Kirkwood plows need to remove. This will help to reduce our overall snow removal costs.

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

After 3 inches of snow has fallen there is a **parking ban on all streets** within the City. This ban remains in effect until the street is cleared of snow and ice for the length of an entire block. Vehicles parked in violation of either of these bans will be ticketed and may be towed at the owner's expense. This is a CITY VIOLATION and can result in ticketing by police. If you have a question concerning whether or not a particular street is a snow route or not, please call either **Public Works at 630-232-1501** or the **Geneva Police Department at 630-232-4736**.

Also, please be considerate of where you are parking this winter. The 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.
- **Holiday Lights & Decorations:** Exterior winter holiday decorations may be displayed after Thanksgiving and removed by **January 15<sup>th</sup>, 2015**. Lights/decorations cannot be attached to ext. siding, hung from fixtures or gutters. Lights/decorations should be limited to a home's immediate area (door, entryway, deck, trees, shrubs). Inflatable or plastic displays are not allowed in front yards or common areas. Find more in the Handbook: Rules & Regulations, pg.27

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## Neighborhood Updates:

- Welcome to Kirkwood, Justin and Monica Fee in 1574.
- Condolences to Joanna Blazik and Family (1540) in the recent passing of her husband, Piotr Blazik.
- Congratulations to Denise and Chuck Marks for the arrival of their newest grandson.

# Community Event!

## Story Time, Milk and Cookies @ Panera Bread:

Panera Bread in St. Charles at 2871 E. Main St offers story time for children (or grandchildren) ages 2-5 on the following dates from 10:00-10:30 am:

January 22<sup>nd</sup>, February 26<sup>th</sup>, March 26<sup>th</sup>, April 23<sup>rd</sup>

Register online at [www.westchicago.lib.il.us](http://www.westchicago.lib.il.us)



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## STILL Looking For Your Input, Kirkwood!

Is there something that you need help with at home? Is there an area that you can help others with? Something fun or exciting you'd like to share with Kirkwood (ex: community events, fundraisers, etc.)? Contact me at [Jkfrister@yahoo.com](mailto:Jkfrister@yahoo.com) if you have something to add to the next newsletter. Here are some examples:

1. Do you have any celebrations you would like to share?
2. Do you know of any other community events coming up that you would like Kirkwood to know about?
3. Are you willing to house sit?
4. Are you willing to pet watch or walk? Are you looking for your pet(s) to be watched or walked?
5. Do you or does someone you know need anything? (basic home repairs, babysitting, tutoring, etc.)
6. Do you have any special skills that you'd like to share? (fix computers, teach music lessons, etc.)

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## All About That Holiday Food!



### Dessert: Butter Lemon Cookies

From a fellow homeowner ☺

#### Ingredients:

- |                              |                                   |
|------------------------------|-----------------------------------|
| * 1/2 cup butter, softened   | * 1 1/2 cups all-purpose flour    |
| * 1/2 cup sugar              | * 2 tablespoons fresh lemon juice |
| * 1 egg                      | * 1 teaspoon lemon zest           |
| * 1/2 teaspoon baking powder | * 1/8 teaspoon salt               |
| * Additional sugar           |                                   |

Directions: Using an electric mixer, mix butter and sugar in large bowl until creamy. Add egg until batter is fluffy. Mix in flour, lemon juice and zest, baking powder and salt. Cover and refrigerate for 2 hours or until dough is firm. Preheat oven to 350 deg. F. Roll out dough on a floured surface to 1/4-inch thick. Cut with any cookie cutter. Transfer to ungreased non-stick cookie sheet. Sprinkle tops with sugar. Bake 8-10 minutes or until edges are lightly browned. Transfer to wire racks to cool completely. Decorate if desired! Enjoy ☺

Do you have a favorite recipe you'd like to share with everyone? Email me at [jkfrister@yahoo.com](mailto:jkfrister@yahoo.com) and I'll post it in the next newsletter.



We would like to recognize the 2014 Board members for the wonderful accomplishments they have made throughout the year. Many of these members have been serving for quite some time and are invaluable to our community. The amount of time, energy and thought they have given to our community shows on every corner and on every home. Thank you, Board members, for everything you have accomplished for all of us and our Kirkwood community this year!

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- *Never knew all the work that went into the job of a board member. Thanks for keeping the association fee stable and maintaining a healthy budget. I believe some board members put in the number of hours comparable to a full-time job each week. Thank you. - Cindi and Kirk Kruse*
- *Over many years, keeping assessment at \$245.00. Maintaining overall appearance of Kirkwood. - Anonymous*
- *I can't possibly cover all the "thank yous" for the past board!! Their tireless work kept our community beautiful. Personally, I'm enjoying my new sidewalk and downspout drainage. Their prudent spending got KWHO back to a sound operating and reserve level along with keeping our fees the same... Awesome!!! Thank you... Thank you... Thank you!! - Karen Ambler, 1554*
- *The responsible and effective management of finances and projects. - Bill Studnick, 1542*
- *Maintenance of property and planting of flowers along Kirk Rd. Availability. - Anonymous*
- *Efforts to maintain assessment at current level. Effort to improve landscaping. - Anonymous*
- *It was a great and caring group of people that went out of their way beyond expectations to give much of their time to keep us and our little community in perfect shape. They will be missed! - Anonymous*
- *Chuck Pedersen's dedication to making sure the pool is open each summer. The countless hours to making Kirkwood run efficiently, maintaining roofs and siding. - Anonymous*
- *We would like to thank the board for their dedication and hard work to the community, and appreciate our dues remaining at \$245.00. we recognize the only way this can happen is through a lot of their own personal time and effort. - Jim and Kathy Van Spankeren, 1528*
- *Thanks to the retiring board for their untiring service to our Kirkwood community. You all have made it an attractive place to live. Merry Christmas- God's Blessing's. - Frank and Betty*
- *Thanks to Board members- past and present- for your generous commitment of time, energy, and service for the benefit of our neighborhood. - GP and Barbara 1506*
- *I am thankful for: The board's protecting and enhancing the landscaping of Kirkwood. The Board's stewardship of our financial assets. The MANY HOURS contributed, especially by Chuck P. regarding the pool and Chuck M. as Treasurer. I am also grateful to Denise Marks who, though not a board member, contributed enormously as Chair of Landscaping Comm. and supplying newsletters for a long time. - Anonymous*

- *We appreciate Chuck Peterson and his management of the pool for all to use. He has taken care of it for many years for the enjoyment of families and those with grandchildren. Chuck Marks for his tireless effort in keeping Kirkwood under roof and all the infrastructure that keeps our property values up. He and Denise have spent tons of time as landscape elves when no one else was around to do it. Also- thank you to the board in general for making the Assoc. solvent and in the black!! - Fanslers 1535*
- *Kirkwood is a hidden gem in Geneva due to the efforts of our past board(s). We are appreciative of and grateful for their efforts to maintain all aspects of our community while keeping monthly assessments in check. The time and effort that they have devoted to our community is beyond the call of duty. THANK YOU!! - Dennis and Liz Studer, 1547*
- *As a long-time resident of Kirkwood, I have known enough board members (back to Harry King, for those of you who have long memories!) to have an appreciation for the time and energy that are required of board members, and the least occasional aggravation that board members experience. And, as some board members know, I do not always agree with the Board's decisions and policies. But I also know that the fact that Kirkwood has continued to be an attractive place to live, and in many aspects has improved over time, is largely a tribute to the efforts of various board members, and for this I am very appreciative. Thanks, guys! - Kevin Busath, 1503*
- *When we first found 1504 on the market, we could not wait to check it out. Driving into Kirkwood, we instantly felt the warmth of this small community. We could tell right from the start that Kirkwood and its homeowners truly cared about their community through attractive landscaping, great amenities and a Board made up of Kirkwood's own. This was again made evident when we received our 'Welcome Basket' from Heidi (thank you!). After only 1 year of living here, we have seen the Board go above and beyond by keeping Kirkwood looking beautiful, maintaining our monthly assessment, answering to AND solving many issues that have come up. We thank you for all of your OWN time to keep Kirkwood the place we fell in love with, right from the start. Thank you! – Jill and Brad, 1504*
- *The Board of Directors deserves multiple 'Thank You's' so it will be hard to make this brief. Thank you for keeping our Townhome community financially solvent. When most communities are failing we have a healthy reserve fund. This has not been an easy task considering the current economy and downward spiral our country has experienced in the past 10 years. The Board has had to make some tough decisions concerning loss of monthly assessments, foreclosed homes, and escalating costs for repairs. Being on the Board for many years, I personally was contacted by realtors, other townhome communities, and prospective buyers as to the financial state of Kirkwood. With great pride I reported how we pulled out of a major siding debt, kept our monthly assessments at \$245.00, grew our reserve fund, maintained the common area, self-managed our community, and worked hard to keep special assessments from emptying our homeowners pockets. This past Board helped to establish our current Rules and Regulations. A small group of homeowners complained bitterly, but this is what keeps Kirkwood looking good and appealing to prospective buyers and protects our largest investment. Telling your neighbor that they must take down their wreath from the siding or pay a late fee is about the hardest thing a Board member has to do. I thank them for taking their role as 'Board member' seriously and making that hard decision so that Kirkwood does not start looking unkempt and undesirable. We are a townhome 'community' and as a community we need to all work together and support these Board members to perform their fiduciary duties so that Kirkwood will remain the kind of neighborhood people are proud to call their home. Thank you to all the Board members (past and present) and the time and effort they have given to make our community great! -Connie Porter, 1529*