

# KIRKWOODS NEWSLETTER

## October 2015

1545 Kirkwood Drive, Geneva IL 60134

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

Kirkwood hotline: 630.557.5200

### KIRKWOOD HOMEOWNERS MEETING MINUTES:

Kirkwood's meeting took place on September 21<sup>st</sup> at 6:30 pm. Six Board members were present: Darell, Sandy, Jim, Rand, John, Jon. Five homeowners were present.

#### Homeowners Forum:

- A homeowner from 1544 wants Board to review driveway (has two difference levels).
- Denise Marks spoke for homeowner at 1535 regarding needing larger downspout for drain and needing gutter guards.
- Homeowners from 1504 and 1505 both spoke on trees in back of house looking dead or near dead and needing to possibly come down. Other homes with tree concerns brought up included: 1507, 1518, 1523, 1525.

#### Regular Reports:

- Financials are strong. Budgets for maintenance projects were discussed:
- Maintenance:
  - Roofs: Mostly done! All planned fixings are done for this year, a few new concerns have come up, which the Board is looking into.
  - Siding/Paint: Slightly over budget with all the necessary painting trim/doors, having to do "catch up" work on homes that really needed it.
  - Concrete/Driveways: All projects are done for this season.
  - Trees: Stump was removed at 1524, stump at clubhouse removed
  - Landscaping: Construction of block walls (replacing rotted out timbers) at various sites was approved by Board not to exceed \$6,000.
  - Open Issues: We've had great feedback, thank you to everyone who had ideas and comments! The clubhouse project is being put aside for the time being. The Board members feel that, at this time, we need to focus resources on more important and urgent work that is needed in our community.
  - Real Estate: 1536, 1564 and 1568 have sold.



### Upcoming Events:

**Annual Kirkwood Meeting:** at our Kirkwood Clubhouse (**NOT** Geneva Public Library)! **Sunday, December 6<sup>th</sup>, 2015 at 1:00 pm**

**\*\*There is no November Homeowners Meeting\*\***

**Clubhouse Rental:** Contact Connie Porter for more info:  
[Connie7813@aol.com](mailto:Connie7813@aol.com)

**Happy Halloween!** October 31<sup>st</sup>  
**Trick-or-Treating Hours:** 3-7pm



### 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



## Updates and Reminders:



1. At the monthly homeowner meeting held on Monday, October 19<sup>th</sup>, the Board made a decision to raise assessment fees \$12 a month, starting the first of the New Year, January 2016. As stated by the Board, according to the Kirkwood Homeowners Association By Laws, a 5% increase in dues does not warrant a vote from homeowners and can be made by a vote of 2/3 of Members. The Board explained they will be sending out a letter stating their reasons for the increase. Please direct all comments, questions, or concerns to the Management phone number, listed at the right.
2. **We Need YOU!** The HOA Board is asking for people to run for the vacant upcoming board positions. We will have **3 vacancies** for the next year and if we cannot fill them we may be forced to seek out volunteers, as we had to do this year. If you are interested, please call the management number and select 9 for Board.
3. Correction: The homeowner who expressed concern regarding a high traffic foot area near her house and some other type of material needing to be put down, besides grass is from 1568, NOT 1584. Thanks Maureen for bringing this to my attention.
4. Notice our new Kirkwood development sign? Yes, we have spruced up the sign due to normal wear and tear from weather.

## Word On The Street Is...

1. Regarding the new bike/crosswalk on Kirk Road, between Averill Circle and Division stop lights. I have noticed that at night, the light for the bike/crosswalk is very dim and difficult to make out. I am worried that bikers or walkers crossing the path may think drivers see the light, when we might not. I will be making a call to the City of Geneva to state my concern and see if they have any information to share with us. Just something to think about next time you are driving past it. *Jill Thomas, 1504*
2. Upcoming events in our area: Chicago Pet Show at Kane County Fair Grounds held Nov. 7-8<sup>th</sup>, Festival of Arts and Crafts at Pheasant Run Resort (St. Charles) held Nov. 21-22<sup>nd</sup>, Geneva House Walk held Dec. 4-5<sup>th</sup>. *Heidi Hunter, 1580*

## Still Looking For Your Input:

Contact me at [Jkfrister@yahoo.com](mailto:Jkfrister@yahoo.com) or leave a note in my mailbox (1504) if you have something to add to the next newsletter.

### More Information:

- **Want more?** If there is something you'd like to see in the newsletter, leave a note in my mailbox (1504) or 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.**

*0 - General*

*1 - Maintenance*

*2 - Landscape*

*3 - Pool*

*4 - Snow Removal*

*5 - Finance*

*6 - Emergency*

*8 - Latest Kirkwood Info.*

*9 - Board*

Have you seen any coyotes?? Information given at the City of Geneva Coyote Meeting mentioned that if a coyote approaches you and/or your dog, to put your arms up and use a strong voice. This will spook the coyote so much that he will not return and will signal to other coyotes to stay away from our area, as they feel threatened. For more information, visit Kirkwood's website or the City of Geneva website.



# Important Halloween Safety Information:

From the City of Geneva website: The Geneva Police Department wants all little super heroes, princesses and scary monsters to have a fun and safe Halloween experience this year. Parents should take an active role in this process by making sure their families follow these safety tips:

- Wear light-colored clothing or some type of reflective material for better visibility
- Ensure costumes fit and are worn in a manner that prevents tripping
- If children wear masks, make sure they can see clearly and their visibility is not obstructed
- Small children should always be accompanied by an adult
- Go out in the daylight when possible and carry a flashlight for use if out after dark
- Only give and accept wrapped candy
- Examine all candy before allowing children to eat it
- Carrying hard props such as swords and daggers should be substituted with soft form rubber materials
- Stay within familiar neighborhoods and watch for traffic

## Community Events!

### Downtown Geneva Trick-or-Treating!

Families are invited to two candy collection opportunities in Geneva. Participating downtown businesses will be offering free Halloween treats to children on **Thursday, October 29<sup>th</sup> from 2-5 pm** and Geneva Commons will host trick-or-treating on **Sunday, October 25<sup>th</sup>, from 3-5pm**. Visit City of Geneva website for more information.



### BAT Fest- Batavia on Riverwalk

BatFest is Batavia's annual Halloween themed family event attracting over 2,500 ghouls. BatFest includes, downtown Trick-or-Treating, Mothers' Club Parade, pumpkin bowl, contests BatArt and games for FREE family fun. New this year is the PET COSTUME CONTEST! The event takes place **Saturday, October 24, 2015** around downtown, at the Batavia Riverwalk, Peg Bond Pavilion **from 10am to 2pm**. Also, shop the last of the Farmers' Market outdoor season. Visit Facebook for more info.

### Forest View Farms

Through October 31<sup>st</sup> (but call for hours of operation) If you are interested in a bit of a drive, this family-owned and family-friendly horse farm has been in operation since the 1950's and is still going strong. Activities include a petting farm, pony rides (sleigh rides in the winter!), pumpkin patch, and hayrides (even a haunted one with the Headless Horseman too!). Call in advance to reserve your spot around a campfire to roast marshmallows (\$25). Been here, Jill Thomas approved!!

### Sonny Acres Farm

Monday- Thursday 10 am- 6 pm, Friday, Saturday, Sunday 10 am- 10 pm, Carnival 10 am- 6 pm

FREE admission, FREE parking, and FREE samples of homemade fudge; do I have you hooked? Sonny Acres is the one farm I HAVE to go to every year, since I was a baby. Sonny acres just feels like home and has much to offer including a small petting zoo, Spook Shed, haunted hayride, pumpkins, a Halloween store, carnival, pony

For more information:  
<http://www.fvfarms.com/>

rides and much, much more. For more information, visit:  
<http://www.sonnyacres.com/fall.html>



## Fall Clean- Up Was a Success!



A **HUGE** thank you to all of the hard-working homeowners who came out on 9/26/15 to help clean up Kirkwood. Together, we put down LOTS of mulch (from old, grounded up Kirkwood trees and stumps) around the clubhouse and swing set, near the bike path on the north end and on or near homeowner properties that needed it. Homeowners enjoyed coffee, pastries and bottled water while getting to meet new homeowners or catch up with good friends.

Homeowners who helped include: Heidi Hunter, Jim F., Angie Fansler, Jean Stone and Jim Hauser, Rand Briggs, Mary Enck, Diane Ball, Jill and Brad Thomas, Sandy Smith, Liz Studer, Maureen McKeough.

Enjoy these pictures, thanks Heidi Hunter, for taking them!





# List of Reputable Services Given by Kirkwood Homeowners

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A suggestion came up to start providing homeowners with a list of reputable services that our very own Kirkwood homeowners have used in the past for a variety of home services. It would be great if we could promote services that have worked previously in Kirkwood and are familiar with our homes. If you've had a great experience with a service, please email me back at [jkfrister@yahoo.com](mailto:jkfrister@yahoo.com) or leave a note in my mailbox at 1504. Please list the name of the service provider, the service they provide, and contact information (phone, email, address). The idea is to start making an ongoing list of services so that homeowners, new or old, have an idea of where to start with looking for a specific service. Here is one from a fellow homeowner, along with some ideas of services that are often needed:

**General Handyman:**

Karl Lescelius: Tile, Carpentry, Light, Electrical & Plumbing  
*The "Honey Do List Doer"*  
630.485.9045  
[KarlLescelius@gmail.com](mailto:KarlLescelius@gmail.com)

**Kitchen Remodeling:**

**Plumbing:**

**HVAC (Heating, ventilation, air conditioning):**

**Carpet Cleaning:**

**Carpentry:**

**Garage Doors:**

**Radon Detection:**

**Flooring:**

**Pest Control:**

**Chimney Cleaning:**

**Electrical:**

**Gutter Cleaning/Repair:**

**Windows:**

**Furniture Repair:**

**Painting (Interior/Exterior):**

**Moving Companies:**

## *Fresh Apple Bars*

(From Homeowner Heidi Hunter, Courtesy of Cooks.com)



### **Ingredients:**

- 1  $\frac{3}{4}$  cup sugar
- 1 cup oil
- 3 eggs
- 1 tsp. vanilla extract
- 2 cups flour
- 1 tsp. salt
- 1 tsp. soda
- 1 tsp. cinnamon
- 2 cups apples, sliced
- 1 cup nuts, chopped

### **Directions:**

Blend first four ingredients in large bowl. Sift together dry ingredients, and fold dry ingredients into liquid mixture. Stir in apples and nuts. Bake in 9x13 inch greased baking pan at 375 deg. for 45 minutes. Sprinkle with confectioner's sugar after baking, or frost after cooling. Top with cherry halves, or pecan halves for an added "festive" touch, or just eat them plain! Enjoy 😊

## *"Adult" Orange Spiced Cider*



### **Ingredients:**

- 1 Numi Orange Spice Tea Bag
- 8 oz. Apple Cider
- 2 oz. Ron Abuelo Añejo rum

### **Directions:**

Heat Cider until very hot. Steep 1 Tea Bag directly in Cider for 5 minutes, covered. Uncover, add Rum and stir. Garnish with Cinnamon Stick.

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.