

# KIRKWOODS NEWSLETTER

## September 2014

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:

Meeting came to order at 6:30 pm on Monday, September 15<sup>th</sup>, 2014. Six board members were present.

#### HOMEOWNERS OPEN FORUM:

- Seasonal decorations on the front porch/ stairs in the immediate area surrounding the house can be displayed longer than 7 days, as long as they don't interfere with landscaping, snow plowing, etc.

#### REGULAR REPORTS:

- Financial:** Chuck M. reported our financials are strong and listed at \$131,045.25. Some unexpected projects outside of the budget coming up, such as roof repairs. Other areas will come in under budget to offset these expenses.
- Pool:** Chuck P. reported that maintenance was done to the pool after it had closed. The pool was painted and all of the tiles were replaced. During tile replacement, some of the walls were compromised, which resulted in them needing to be fixed. The hydrostatic valve was not operational and needed to be fixed as well. A total cost for all of the repairs was \$14,000. A quote was requested from AquaJoy to open and maintain the pool next summer. The cost will be \$9,000 plus the cost of chemicals.
- Maintenance:** Chuck M. reported that the rear roof of 1519 and 1521 will be replaced. Siding and concrete work, as well as drainage issues, will be addressed this fall. Driveway work was approved for a total of \$19,900 which will be scheduled with D'amico Paving.



### Upcoming Events:

**Fall Cleanup:** Saturday, October 11<sup>th</sup>, 8:45-9:00am- coffee and rolls @ Clubhouse & 9:00-12:00 pm Cleanup. Bring garden gloves, rake, shovel, or other tools if you have them.

**Next Board Meeting:** Monday, October 20<sup>th</sup>, 6:30 pm @ Kirkwood Clubhouse

**Halloween!** Friday, October 31<sup>st</sup>



### 2014 Board of Directors:

Chuck Pedersen- President  
Chuck Marks  
Jim Forni  
Scott Healy  
Bob Jelinek  
Kirk Kruse  
Brad Thomas

### 2014 Committees:

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

The following driveways will be fully replaced: 1516, 1520, 1532, 1539, 1555, 1560, 1562, and 1588.

(Maintenance cont'd)

The following will have half replacements: 1507, 1518, 1528, 1530, 1535, and 1564.

The Clubhouse driveway will also have 10 ft. of replacement on either side, as well as two curb cuts made.

- **Landscape:** Kirk K. reported that he has received proposals to cover landscaping and snow plowing. He is waiting on one more proposal. Denise M. reported that she is working on retaining walls for 2014, as well as quotes for 2015. She also proposed a buckthorn cleanup in October to coincide with brush pickup day on 10/13/14. Finally, Denise reported that groundcover was removed at 1508.
- **Real Estate News:** 1501, 1512, and 1574 are currently on the market. 1536 has been sold and closed on 9/16/14.
- **Website Status:** Denise M. reported that the website is up to date with current minutes, agendas, and meeting times.

#### NEW BUSINESS:

- Approval of snow removal contract was deferred to the October meeting.
- Closing the Clubhouse for winter after the October 20<sup>th</sup> meeting.
- The preliminary numbers for the 2015 budget were reviewed by the board and the budget will be approved in October.

#### Homeowner Tips for the Fall (provided by [www.bhg.com](http://www.bhg.com)):

- **Button up your overcoat.** Seal gaps and cracks around windows and doors with weather-stripping and caulk.
- **Chill out.** Drain and winterize outdoor faucets and irrigation systems.
- **Freshen your filter.** Clean or replace dirty furnace filters.
- **Give your furnace a physical.** Have a professional inspect your heating system.
- **Gather round the hearth.** Check fireplaces for soot or creosote build-up. Better yet, schedule a visit from a reputable chimney sweep.
- **Reverse your fans:** Change the direction of your ceiling fan to create an upward draft that redistributes warm air from the ceiling.



#### 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.

- **Fall Sweet Treat:** Try Riesling Baked Pears

Ingredients:

- 4 ripe pears, preferably Bosc, with stems, washed and dried
- 2 cups Riesling/other fruity white wine
- 1/4 cup honey
- 4 cinnamon sticks
- 4 bay leaves
- 4 strips orange zest

Preheat oven to 400°F.

Cut thin slice off bottom of ea. pear, to stand upright. Arrange pears in a 9- to 10-inch pie pan/ similar baking dish. Whisk wine & honey in medium bowl until well blended; pour over pears. Add cinnamon sticks, bay leaves & orange zest to wine mixture around pears.

Roast the pears, basting every 15 min., until wrinkled & tender about 45 min. to 1 hour, depending on the type of pear. Use a slotted spoon to transfer the pears to shallow dessert bowls. Pour wine mixture into a small saucepan; bring to a boil. Boil until slightly thickened, about 6 min. Drizzle over the pears & garnish with cinnamon sticks, bay leaves & orange zest. Serve warm, or chilled w/ vanilla ice cream. Enjoy!