

# KIRKWOODS

1545 Kirkwood Drive, Geneva, Illinois 60134

*A Newsletter For and About the People of Kirkwood*

Volume 6 Issue 2

March 2009



## **2008-2009 BOARD OF DIRECTORS**

<b>John Bray</b>	<b>208-6460</b>
<b>Chuck Marks</b>	<b>845-9935</b>
<b>Chuck Pedersen</b>	<b>262-9796</b>
<b>Connie Porter</b>	<b>232-7813</b>
<b>Bill Schaeffe</b>	<b>232-2198</b>
<b>Sandy Smith</b>	<b>232-6930</b>
<b>Jim VanSpankeren</b>	<b>232-0003</b>

### Committees

<b>Clubhouse Rental:</b>	
<b>Landscape:</b> Sandy Smith	232-6930
Chuck Pedersen	262-9796
<b>Newsletter/Website:</b>	
Denise Marks	845-9935
<b>Welcome:</b>	
Heidi Hunter	845-8669

### Hillcrest Property Manager:

Scott Millard 630-627-3303  
Email: [smillard@hillcrestmgmt.com](mailto:smillard@hillcrestmgmt.com)

*There is a charge for Non-Emergency Calls  
after Business hours.*

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<b>KIRKWOOD'S WEBSITE <a href="http://www.kirkwoodhomes.org">www.kirkwoodhomes.org</a></b>	

## **Kirkwood Homeowners Meetings**

The Kirkwood February meeting met at the clubhouse. One homeowner was present and had questions on a roofing issue. The Board responded by saying they have contacted roofing companies to look at the roofs and to get roofing bids.

### **Reports**

- **Financial:** The snow removal budget is half gone this winter and we still have December 2009 to get through
- **Pool & Tennis:** Quotes to be gotten for trees to be trimmed on the south side of the courts to preserve the surface longer. The Board is looking into a safety device for the pool which may cost between \$800-\$1400.
- **Landscape:** Tree care and Lawn care contracts have been reviewed and approved.
- **Website:** Up to date
- **Management:** Letters were sent out to homeowners about Holiday decorations still remaining up and homeowners cooperated and removed decorations. Driveways will be seal coated this year. The final gutter cleaning and guards will be completed on units not done last fall due to weather and an issue on a retaining wall around a fire hydrant discussed as well as the ongoing drainage problems.

### **New Business:**

- 2009 Spring Landscape Guideline
- Revised Violation Procedures/Notices
- Late Fee Policy
- Front Door Paint

**The next Board Meeting is  
March 16, 2009.**

## Kirkwood Notes

# Winter Tips 2009 -2010

### *Icicles can hurt roofs, interiors of homes and, of course, passersby.*

While this winter is almost gone, here are some thoughts to prepare for next winter, according to a January Tribune article:

After weeks of gray, snowy days this winter, the sun slanted through a clear sky and set rooftops and ledges to sparkling. Warmth gently applied to piles of snow has turned Kirkwood into a city of icicles.

Icicles have formed as heat from houses and buildings melted snow and sent it dripping into frozen waterfalls from gutters and eaves. With ample sunlight further warming rooftops, millions more of the tiny trickles were set into motion, and the icicles grew longer. Catching the sun on neighborhood streets, the icy decorations inspired fascination as they gleamed at passersby. But it's worth remembering that icicles are also a hazard for pedestrians and a worrisome sign for homeowners.

**Homeowners who are seeing lots of icicles may want to consider beefing up their attic insulation.** Escaping heat turns rooftop snow into water, and when it refreezes the resulting ice dams can damage roofs and sometimes the interiors of homes. In the short term, removing snow from the roof or chipping out channels in the ice dam can help, but people should go about it with extreme caution.

Kirkwood offered ideal conditions recently: ample snow, bright sun to warm rooftops, afternoon tem-



peratures just under freezing, low humidity that encouraged evaporation and not too much wind.

There is a science to an icicle. As a film of water runs down an icicle, it releases heat into the surrounding air. That blanket of warmer air, a few millimeters thick and slightly warmer than the frigid air around it, rises along the icicle. The rising warmer air is thicker near the top of the icicle, which limits freezing there, and thinner down by the tip. That means the dripping water is likeliest to freeze at the end of the icicle, making it the part that grows fastest and giving icicles their distinctive shape.

Once an icicle has formed, the process tends to reinforce itself, building up the icicle's size. But when outside temperatures warm too much, gravity starts to take over and the icicles can break and fall, especially if a wind kicks up. Another helpful safety tip? Heads up.

## Kirkwood Inserts

Included in this newsletter is the 2009 Kirkwood Landscaping Guidelines. Every Spring, questions are asked as to what is allowable or not in Kirkwood. The Board put together this list and form to help you plan your outside decorations and answer any questions you may have.

Also included on the backside of the insert is a **SAMPLE NOTICE** to be sent out to homeowners in the event of a violation. The Board has been reviewing the procedures for violations and wanted homeowners to be aware of the changes.

## Kirkwood Neighborhood Notes

### MISTY RIVER MUSIC MAKERS CELEBRATE MILESTONE CONCERT



Kirkwood Neighbors Linda Pavlo, Susan Richards and Barbara Yeh are proud members of Fox Valley's Award-Winning MISTY RIVER MUSIC MAKERS, a Women's Barbershop Chorus which was recently featured on ABC News with Linda Hu. What GREAT publicity (& FUN!) for the local songbirds as they celebrated their "25 years of Song and Service in the Fox Valley" with the show called, "We Have a Song to Sing!"

The show, a ticketed event, was presented at Fox Valley Presbyterian Church on Sat Feb 28 to a capacity crowd. Misty River hosted two guest quartets: U4X, International Champions and The Karamels for additional vocal sparkle.

Misty River Music Makers is a chapter of Harmony International, Inc which is celebrating its 50th anniversary this year. The parent organization promotes the art and sisterhood of Barbershop singing with educational and friendly competitive opportunities from the local to international levels. The women of the chorus welcome any women ages 13 years to 103 who LOVE to SING to consider "trying them out." No formal music training is necessary. Mondays, March 16 and 23 are GUEST NIGHTS, 7:30 - 9:30 pm, here in Geneva. Ask Susan or Barbara about these GUEST NIGHTS or call Donna at 630-673-0800.

To book Misty River Music Makers to perform at YOUR function, call neighbor Barbara Yeh at 630-208-1174 or visit their website:

[www.mistryrivermusicmakers.org](http://www.mistryrivermusicmakers.org)

In case you missed the ABC News clip, you can view our segment by going to the following link:

<http://abclocal.go.com/wls/story?section=resources&id=6678077>

You can hear and support your Kirkwood songbirds and the rest of the Misty River Music Makers Chorus when they perform at Geneva Commons Barnes & Noble Booksellers on SAT APRIL 18 at 2 & 3 pm. These appearances are in conjunction with a fund-raising BOOKFAIR for Misty River. Without spending anything extra you can ask the check-out clerks to give Misty River CREDIT for any purchase you make on April 18 !

THANK YOU for your consideration!



There are no plans yet for a  
2009 Kirkwood Neighborhood Garage Sale this year,  
either in Spring or Fall.



But if you are interested in organizing one,  
please contact Denise Marks for further information  
at 845-9935.

# March 2009

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7 
8	9	10	11	12	13	14
15	16 KHA Mtg. 7 PM	17 	18	19	20	21
22	23	24	25	26	27	28
29	30	31	Notes:			



"Your Neighborhood Realtor"

**J. Douglas Van De Mark, CRB**  
Broker/Owner

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Office 630 232 1234  
Direct 630 251 4652  
Fax 630 232 1235

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doug@karendouglasrealty.com  
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## Daylight-saving Time



Spring ahead to daylight-savings time which begins at 2 a.m. Sunday, March 7th. Don't forget to set your clocks ahead one hour.

This also might be a great time to change the batteries in your smoke and carbon monoxide detectors, too.

### Kirkwood Online

Check out Kirkwood's website. Get the latest information, print out your landscape/architectural forms, look up the Rules & Regulations and a whole lot more.

**Log on to [www.kirkwoodhomes.org](http://www.kirkwoodhomes.org)** To access the Homeowner Secure Area links, please use the following:

USER NAME: khomeowner PASSWORD: I500geneva (These codes are intended for Kirkwood use only.)

### Neighborhood News Briefs:

Do you have an upcoming event, or special occasion that you would like us to post? Just drop it in the Red Mailbox or e-mail to [Denmarks923@aol.com](mailto:Denmarks923@aol.com).

# Kirkwood Landscaping Guidelines

## Spring 2009

The Kirkwood Board has put together a landscaping and decorative items guideline because of inconsistent and excessive homeowner actions over the years. To prevent misunderstandings and miscommunication of existing and future improvements, and to ensure that a degree of uniformity and aesthetics is maintained throughout the community, we are listing the following guide.

### ITEMS ALLOWED without Board approval:

- A maximum of **three outdoor items** will be allowed in front or side yards, or at the entry of a home. (example: wreath and 2 plant containers)
- On existing **open front patios only**, there is also a limit of **three** items. Furniture can be displayed on these existing open patios but must be of a natural material and a color to match the siding. (Example: chair, table, and planter)
- In limited quantities: Lawn decorations, statuary, birdbaths, feeders, gazing balls, sun dials, and water fountains and other such items are allowed **only in the back of homes**.
- Outdoor plant containers or wall sconces must contain live plants.
- Annual flowers may be planted only in existing beds or landscaped areas and not to exceed 24" in height. You must maintain and water these flowers during the growing season.
- During the growing season a garden hose must be kept hidden from view and/or properly stored in a container that matches the siding. They must be stored inside during the winter months.
- Dark brown mulch only.
- Holiday Decorations (See Exterior & Seasonal Decorations for display times)
- Landscape applications must be submitted to the Board for any perennial plants, shrubs, trees, etc.

### ITEMS NOT ALLOWED (but not limited to):

- Lawn edging of any kind
- Decorative yard signage
- Permanent masts/flagpoles
- Awnings and/or canopies.
- Any attached plant hooks or similar items to the exterior of the home
- Hanging baskets attached to the overhang.
- Vegetable plantings
- Plantings that exceed 24" in height.

The Property Manager and Board inspect Kirkwood periodically. Please do not be offended if you are asked to remove or relocate an item(s) that you have put out. Our intent is to preserve the integrity and appearance of Kirkwood. Please contact the Hillcrest Property Manager with any questions you may have. The form below can be filled out and submitted to the management company if you have an item for consideration that is not listed above. Thank you for your cooperation.

### Hillcrest Property Management

Scott Millard

55 West 22<sup>nd</sup> Street, Suite 310, Lombard, IL 60148

Telephone: 630-627-3303 Fax: 630-627-0033

Email: [smillard@hillcrestgmt.com](mailto:smillard@hillcrestgmt.com)

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*Cut Here*

### HOMEOWNER REQUEST FORM

Please fill out the following and drop in the Red Mailbox, if you have an item that you would like the Board to review (for approval).

Name \_\_\_\_\_ 15 \_\_\_\_\_ Kirkwood Phone No. \_\_\_\_\_ Date \_\_\_\_\_

Description: \_\_\_\_\_

---

# KIRKWOOD VIOLATION NOTICE

Dear Homeowner,

Unit No. 15 \_\_\_\_\_ Kirkwood Drive                      Date: \_\_\_\_\_

You have received this notice because your unit is not in compliance with Kirkwood's Rules and Regulations or of a complaint received.

**Violation:** \_\_\_\_\_

**Page:** \_\_\_\_\_ **Item:** \_\_\_\_\_

You have until (date 10 days from post mark) in which to do one of the following:

1. Have your unit come into compliance.
2. Contact the management company and request a hearing of the Board for explanation of violation (which will take place no later than 1 week or by date).
3. Contact the management company and make arrangements for compliance.

If you fail to act in one of the above you will receive a second Violation Notice and a \$100.00 fine. This will be sent to you via Certified mail.

A third Violation Notice will be sent to you if your unit is still not in compliance as of date. This violation will carry an additional \$200.00 fine and \$5.00 per day until compliance has been met.

Please contact the management company as soon as possible. Your cooperation is appreciated to preserve the integrity and appearance of Kirkwood.

## **Hillcrest Property Management Scott Millard**

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