



2008-2009

BOARD OF DIRECTORS

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

Committees

Clubhouse Rental:
 Connie Porter 232-7813
Landscape: Sandy Smith 232-6930
 Chuck Pedersen 262-9796
Newsletter/Website:
 Denise Marks 845-9935
Welcome:
 Heidi Hunter 845-8669

Hillcrest Property Manager:

Scott Millard 630-627-3303
 Email: smillard@hillcrestmgmt.com

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

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KIRKWOOD'S WEBSITE
www.kirkwoodhomes.org

Kirkwood Homeowners Meetings

The Kirkwood April meeting met at the clubhouse. There were quite a few homeowners present as compared to earlier meetings.

Homeowners Forum:

Homeowners were concerned with water problems, brought on by the rainy weather we have been having, either from gutters, drainage or below grade areas by their foundations or walk out lower levels. The Board responded by saying they have been contacting engineering firms to come out to “grade shot” elevations in these problem areas and to “do it right”. They also reminded homeowners to check and clear out drains in window wells to prevent flooding and also to make sure that roof vents and dryer vents are installed or ventilating properly.

Reports:

- **Pool:** The pool has been uncovered and several tiles are cracked or loose. The water was pumped out to check out the concrete walls, but costs for repairs has not been estimated. The Board may have to postpone having Aqua Joy pool company come out on May 6 to ready the pool for opening.
- **Tennis Courts:** Our resident tennis pro, Patrick Mauer will be putting up the nets soon. *(This was done on May 6 along with Chuck Marks).*
- **Landscape:** Accurate Edge has already been out sprucing up Kirkwood, edging and mulching and cleaning up besides cutting lawns. The pest control company has been out spraying too, as one unit had carpenter ants.
- **Management:** Our property manager has been out inspecting homes in the front and rear of properties. Some decks need repair, stain or just cleaning. Notices will be sent out to those homeowners. Also, there are some legislative changes coming to Homeowner Associations such as bringing in technology for better communication to homeowners and new amendments on townhome foreclosures and related assessments.

(Continue on next page)

**The next Board Meeting is
 May 19, 2009 at 7 PM.**

Kirkwood Notes

- Homeowner Insurance: It is the responsibility of the homeowner to make sure his Insurance Declaration sheet is sent to Kirkwood Homeowner Association every year. When your insurance is due, please remind your insurance company to send it.
- Clubhouse: The clubhouse has been opened and cleaned and is now ready for your social events.

New Business:

- Asphalt proposals are to be reviewed. Seal coating discussed.
- United Seal proposal
- Pool: anti-entrapment device will be installed at approximately \$1,000.
- Roofing proposals and contract approved: Tabor Roofing, with architectural shingles.
- Six units in Kirkwood are For Sale.

Finally, one homeowner expressed appreciation to the Board for solving his roofing problem. Though past attempts to fix the problem were appreciated, the leaking still existed this winter. The last roofing company called in seems to have done the trick and the homeowner thanked the Board for their efforts.

Spring 2009 Brush Pick Up Information

The city of Geneva provides two pickups per month between April and November. Brush must be placed out for pick up by 7 am on Monday of each scheduled week. Limbs and branches cannot exceed 12 inches in diameter and 12 feet in length. For more information, go to the city's website.

KIRKWOOD PICK UP: (1st & 3rd Week)

- May 4 & 18
- June 1 & 15
- July 6 & 20
- Aug. 3 & 17
- Sept. 7 & 21
- Oct. 5 & 19
- Nov. 2 & 16



KIRKWOOD CLUBHOUSE

As you know, the Kirkwood Clubhouse is available to any resident in good standing for private use. The policy is to collect a \$150 security deposit of which \$50 is returned after the Clubhouse is cleaned and inspected. The \$100 rental fee is used to defray the cost of cleaning, minor upkeep and supplies and overhead.

The Clubhouse is not rented on holidays or holiday weekends from Memorial Day through Labor Day. If you are planning activities using the clubhouse, the pool is not included. Reservations cannot be confirmed until the deposit is received. Please check your Kirkwood Handbook for more information on the Clubhouse rental.

For reservations and the rental application form, call Connie Porter at 232-7813.

Kirkwood Pool Opening

As of this printing, the actual date of the pool opening has not been determined due to pool repairs.

On May 6th, Aquajoy began to work on the pool. There are many cracked and broken tiles that need to be replaced and the walls are cracked. We cannot estimate the damage until the cracked portion has been removed and we can see how much new wall material is required. Extensive damage could require structural reinforcement that would increase the time required to finish the project and open the pool.

Kirkwood Neighborhood

Kirkwood Pool Information

It's almost time for the Kirkwood Pool to open for the season on weather permitting. Pool hours will be 10:00AM to dusk daily. There are no life guards on duty. Homeowners and their guests use the pool and pool area at their own risk. For more pool information, see your Kirkwood Handbook pages 39-41.

A pool key and pool tags are required for entrance to the pool. One pool key is issued to homeowners for a fee along with 8 pool tags. (See a Board member if you need a key or tags). Lost keys have a \$50 replacement fee. Homeowners must remain **current** on their assessment(s) to have pool privileges.

The washrooms will be open during pool hours, and it would be appreciated if they are kept clean by residents and their guests. Please make sure children are not soaking wet going inside to use them.

Inside the Clubhouse, we have donated books and magazines available for anyone wanting reading material by the pool or at home. Donations can be made and put on the table inside the washroom area.

Please follow these rules and reminders:


- Sign in on the Sign-in Sheet provided
- Please wear your pool tags or keep them handy if someone asks for it.
- No Diving
- Please keep your pool toys and flotation mats to a minimum on weekends. During the week, when traffic is less, it is more acceptable.
- Please return all chairs being used to the position and area in which they were found.
- Please keep all food out of the pool area. Drinks are allowed in plastic containers or cans.
- Dispose all trash properly in the garbage cans provided.
- Smoking is not permitted inside the pool area
- Running and loud noises are not permitted. (Please keep water games to a minimum on weekends and they are discouraged if the pool is heavily populated.
- Babies/toddlers must wear swim diapers.
- Children and teenagers under the age of 17 are not allowed in the pool area without an adult.
- Proper bathing suit attire is a must. No cut-offs please and no wet bathing suits are allowed in the clubhouse.
- Lost and Found items will be taken into the washroom area.

If we all follow the rules, we are assured a safe and happy pool season. Please remember to sign in your name and address and the number of people in your group.

Residents must be present with their invited pool guests.



Please do not be offended; this is for your and Kirkwood's safety and security.

May 2009

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



"Your Neighborhood Realtor"

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*Kirkwood's Next Social Event
will be at the end of
May!*



*More information will be
coming in your mailboxes.*

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 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.