

KIRKWORDS

1545 Kirkwood Drive, Geneva, Illinois 60134

A Newsletter For and About the People of Kirkwood

Volume 2 Issue 9

November 2005



Happy Thanksgiving

2005 BOARD OF DIRECTORS

Chuck Marks	845-9935
Chuck Pedersen	262-9796
Jerry Sivertsen	
Bill Studnick	232-6269
Lucy Tomlin	208-9738
Jim Van Spankeren	232-0003
Dave Wechter	208-0012

Committees:

Clubhouse Rental:

Sharie Pedersen 262-9796

Social: Patricia Mauer 208-7850

Pool Flowers:

Sharie Pedersen 262-9796

Newsletter:

Denise Marks 845-9935

Welcome: Barbara Yeh 208-1174

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Kirkwood Projects by Dave Wechter

Gutters

Kirkwood will be having the gutters and downspouts cleaned soon after most of the leaves have fallen, The board is looking into several options to help with the gutters getting clogged. The plastic and metal covers that were used in the past are failing and are not the greatest solution to the amount of leaves that come down each fall.

The board has researched two new products and likes their result, but find they are too expensive to take on at this time. One product is Gutter Topper (a metal cover that slips under the shingles and attaches with screws to your existing gutter) which is \$10.00 per foot installed The better of the two, Leaf Guard, is a one piece new gutter that is installed and comes with new down spouts, both the gutter and down spouts are the new larger size that allow water to exit the gutter much easier.

I had Leaf Guard quote the rear of my unit 1504 and it came to \$1195.00 installed. The board will decide if either of these will be allowed , and decide an appropriate color for both the gutter and downspout. If approved a homeowner would be able at their cost have this done to their unit. Again, this would be at the expense of the homeowner. I have both a VHS and DVD tape for information on Leaf Guard, and a DVD on Gutter Topper if any homeowner is interested in seeing them or having this done to their unit Contact me at 208-0012 Dave Wechter. It may be possible to get a quantity discount.

Garage Door News

We have started having several units that have or need to have the bottom panel and some with more than one panel on their garage doors replaced. As the units increase in age this is going to be an ongoing problem here in Kirkwood. The board has been looking at options in replacement sections as well as changing over to a steel door.

At this time the Association is responsible for replacing the outside area of the doors, and the homeowners are responsible for the interior side which includes all rollers, hardware, springs and openers. The cost to replace one wooden panel is about \$250.00 and another \$150.00 to paint the door. A brand new steel door with all new rollers, springs and track installed is roughly \$ 800.00 - 900.00.

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**The next Board Meeting is November 21st at 7 PM.
Special Garage Door Presentation at 6:30 PM**

(Continued from front page)

The Board is looking into approving a specific door style and color and manufacturer, and may in the future allow a homeowner to replace his or her door with this new steel model. The cost at this time would be at the homeowners expense. Its seems silly to pay \$400.00 to replace one section of a 25 year old door, when you can get a brand new door and all new hardware, track and springs (the springs cost around \$200.00 if you need to replace them) for \$800.00- \$900.00.

If you are interested in having your garage door replaced (at your cost) please inform Dave Wechter at 208-0012, and he will let you know if and when the board has agreed on a certain door style and color.

SPECIAL NOTICE

The Board is having a representative from Allied Garage Doors speak before the November 21st Board Meeting and discuss options for replacement insulated steel doors. Any residents wanting to come and hear information are encouraged to attend. We are scheduling them at 6:30 pm with the regular Board meeting to follow.

Landscaping by Lucy Tomlin

WORKDAY A MULCHING PARTY

Thanks to all who turned out and shoveled, wheelbarrowed, dug or provided water and goodies to those who worked up a sweat. Your Neighbors who were involved included Kevin Busath, Betty Fernandes, Paul Hammar, Morgan Jones, Mike and Sharon Kegebein, George and Barbara Lacina, Kate Lenz and family, Maureen McKeough, Linda Pavlo, Chuck and Sharie Pedersen, Sherry Reedy, Betty Schaeffle, Liz Studer, Bill Studnick, Bill and Eli Tomlin, and Dave Wechter.

We spread 40 yards of mulch in areas that had not seen mulch in years or ever. Dave Wechter dug out the old rotting timbers and scratchy barberries while the Lacinas replanted the flower bed by the pool with natural Grasses. Special thanks to Lacinas for donating rental of a rototiller to Kirkwood, Kate Lenz for obtaining grasses for us at great price and Kevin Busath for donating and planting over 100 bulbs for Kirkwood.

Wishing you all a Happy Thanksgiving. Yeah SOX.....

Kirkwood Side Notes

Notes from the October Board Meeting:

- Dave Wechter went to the Pheasant Run Home Show to look at new products and information on gutters.
- Landscaping/Workday information
- Pool: The fence around it is to be repaired/replaced next year.
- The Pest Control Company has been out and about at Kirkwood.
- Nomination Ballots for residents considering running for the 2006 Kirkwood Board

2006 Kirkwood Board Nominations

GET INVOLVED IN YOUR NEIGHBORHOOD!

The Kirkwood Board needs nominees for the 2006 Kirkwood Board for the December meeting. The term for a director is two years which begins at the annual meeting in January. If you are interested in Kirkwood progress and in making things happen, fill out the Nominee Form application inserted in the this newsletter or contact a Board Member for more information. Prospective Nominees are encouraged to canvas the neighborhood and introduce yourselves to your neighbors. Drop your application form in the Red Mailbox by the neighborhood mailboxes or return to a current Board Member.

Kirkwood Assessment Payments by Chuck Marks

Please note: Effective January 1st, 2006, the monthly assessment will be \$245.00. Payment coupons for next year will be delivered in your mailboxes next month. **Those who have Automatic Withdrawal will not receive coupons.** If you wish to change to an automatic withdrawal account, an application form will be included with the coupons.

As indicated on the coupons, the Kirkwood Assessment is due the first of the month and an additional \$25 charge is to be added if sent after the 10th. That means it is PAST DUE. Please handle this coupon the same as you would your mortgage or any other bill you owe that needs to be paid on time. Not only does it save you money, but time involved administrating these accounts. For those who pay on time, your promptness is appreciated.

Energy Savings

Cold weather is closing in on us and the heating costs are rising. I have obtained a contractor to give us a good pricing to insulate our attics. I would like any one interested in having their attic insulated to contact me (Chuck Marks) at 215-4509. There is no obligation in getting you a price on new insulation. Please remember that most units were built at least 25 years ago and could use more insulation based on rising fuel costs. Pricing will depend on what unit you have and how much more insulation you would like to add.



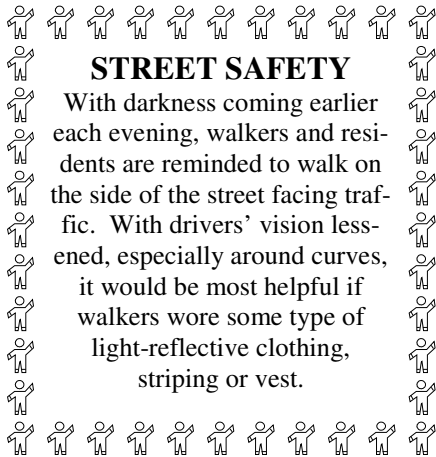
COLD WEATHR TIPS TO HELP AVOID SOME PROBLEMS THIS WINTER.



- IF YOU HAVE GARDEN HOSES ATTACHED TO THE OUTSIDE SPIGOTS, DISCONNECT THEM SO THE WATER DOES NOT FREEZE.
- SHUT THE GARAGE DOOR(S) IN COLD WEATHER
- IF YOU LEAVE ON VACATION , PLEASE LEAVE THE HEAT SET ON AT LEAST 60 DEGREES!
- PLEASE CHECK YOUR SMOKE DETECTOR (S) AND CHANGE THE BATTERY IF NECESSARY.
- PLEASE CHECK ALL STORM WINDOWS AND MAKE SURE THEY ARE SHUT. IT WILL SAVE YOU MONEY AND PROTECT THE WINDOW FRAMES.
- IF YOU HAVE STORM DOORS - REPLACE THE SCREEN WITH THE STORM WINDOW
- AT CHRISTMAS TIME PLEASE USE EXTREME CAUTION WITH DECORATIVE TREE LIGHTD AND ESPECIALLY THOSE PLACED AROUND WINDOWS. DO NOT OVERLOAD CIRCUITS.
- IT'S TIME TO CHANGE YOUR FURNACE FILTER. THIS WILL KEEP YOUR HOME CLEANER AND SAVE MONEY
- LEAVE INSIDE WATER FAUCETS DRIP ON SUB-ZERO DAYS!
- HAVE FIREPLACE CHIMNEYS CLEANED AND INSPECTED ANNUALLY. BURN ONLY SEASONED HARDWOOD.

November 2005

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21 6:30 Garage Door Presentation 7:00 Board Mtg.	22	23	24 	25	26
27	28	29	30	Notes:		

 **STREET SAFETY**
 With darkness coming earlier each evening, walkers and residents are reminded to walk on the side of the street facing traffic. With drivers' vision lessened, especially around curves, it would be most helpful if walkers wore some type of light-reflective clothing, striping or vest.

I want to thank those of you who have helped Jim and I, and those of you who have offered more than once. A special thanks to Chuck Marks for making sure I got to work, and to the Hospital to see Jim. To Lily Trout for picking me up some days from the train, and for taking me to the store when I needed.

To Nancy Bates for a wonderful home cooked meal. To Karen Ambler for picking up a book from the Library for Jim to read, and to Allana Meyer for the plant she gave me because I was not feeling myself. For all the thoughts and well wishes thank-you.

*This is why Kirkwood is a special place to live.
 Thanks again for everything.
 Fondly, Kathy Van Spankeren*

- Neighborhood News Briefs:**
- Belated Wedding Congratulations to these Kirkwood residents who were married this past summer: Susan Collins and Bob Jelinek, and Barbara Keegan and Steve Ruzich.
 - Good bye and Good Wishes to Heidi and Joe Baker who will be moving to a new home in Huntley soon.
 - Thanks to Kevin Busath who drove to Iowa for groundcover and to Betty Schaeffle for helping him plant them on a driveway median this past weekend.
 - Our continued Get well Wishes to Kirkwood President Jerry Sivertsen
 - Do you have an upcoming event, or special occasion that you would like us to post? Just drop it in the Red Mailbox.