



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:

Jerry Oswald 630-627-3303
 Email: joswald@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 July and August meetings met at the clubhouse. The following is a summary of those meetings.

Homeowners Forum:

The July meeting was called to order by Gerry Oswald, Hillcrest Property Manager at 7 pm. Nineteen Homeowners were present in July and five in August. He opened up the July session with the Homeowner's Forum:

A homeowner asked the Board to revisit their request about a landscaping issue in front of his unit. There followed various comments by his neighbors who were present. The Board responded by saying they would decide in the executive meeting. One homeowner spoke up about various townhome associations he has lived in before, and was happy the assessment has not gone up here. After this discussion, all but three homeowners remained for the rest of the meeting.

In the August meeting's Homeowner's Forum, there was this homeowner's question: Have the Kirkwood books been audited? The homeowner suggested a review be done after a discussion on billing and fiduciary responsibility.

Another homeowner had questions about deck repair and fines imposed on not doing the repair work due to economic times.

"Does Kirkwood own a snow blower?" There is no community owned snow blower, just neighbors who help out in the neighborhood. There was another question on a schedule for roofs to be replaced.

Another homeowner said there were too many certified letters going out and the snowplowing last year was not good. These homeowners were not happy with the management company and their lack of communication with the Board.

Financial Report:

Estimated \$16,700 in Operating Funds, and \$60,000 in Reserve. Pool and Roofs bills were paid and a survey bill is pending.

(Continue on next page)

**The Annual Board Meeting is
 September 27, 2009 at 1 PM
 at the Geneva Public Library.**

Kirkwood Notes

(Continue from front page)

Financial Report:

Over budget in some items that were unforeseen: Trees, drainage, roofs. The loan will be paid off in November of 2011 and that will help ease the costs. 2010 Budget is to be worked on and any input would be appreciated in preparation.

Pool Report: The Robot cleaner is broken and it may not be getting back before the pool closing. The water heater also won't start. Tiles needs to be replaced. There was a discussion on residents and their guests at the pool without the homeowners present. The pool will close on Labor Day weekend.

Landscaping Report:

Tree trimming on roofs and chimneys to be a priority on obtaining bids. Getting mulch from the city discussion. Also noted, the timbers and old rail road ties have been moved from 6 driveways per Jim Van Spankeren. No Issues, but a Cleanup day may be planned for Sept. 19, 2009. (It has since been determined that there won't be any Clean up day).

Website:

Up to date with last newsletter posted. Any corrections will be done at the next newsletter time.

Management Report:

Discussed fines for homeowners. Some invoices were looked up by the property manager for signatures. Billing discussion.

Old Business

Midwest Sealcoating finished 84 driveways and did a good job.

Architectural Form; Discussion on revision and how form is to be delivered to Board and Management company.

Painting and Staining Bids: Discussion on a regular painting schedule.

Clubhouse: Questions on how much money to sink into the clubhouse. It would cost about \$12-\$15,000 to fix clubhouse which includes staining, fixing rotting siding and electrical. Also, just basic fix up until something is decided?

Annual Meeting in September at Geneva Library.

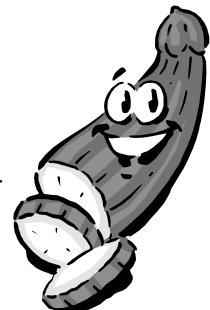
A new recipe to try:

Sweet and Sour Zucchini

- 4 small zucchinis, thinly sliced
- 1/2 - 3/4 c. honey
- 1/2 c. white wine vinegar or apple cider vinegar
- 1/3 c. vegetable oil
- 1/4 c. green bell pepper chopped
- 1/4 c. diced celery
- 1 T. onion chopped
- 1 tsp. salt
- 1 tsp. black pepper

Combine zucchini, honey, vinegar, bell pepper, onion, salt and black pepper in a large glass or ceramic bowl. Cover and refrigerate overnight. Drain and serve chilled or at room temperature.

Enjoy!



Kirkwood Neighborhood News



Flying the American Flag

By Susan Collins

It is an honor to fly the American Flag. It is a way for us to show respect for our country and those who have defended our right to do so.

For those of us who choose to fly the flag here in Kirkwood (and there are a great number of you) it is important that we do it respectfully. In walking around the area, I have noticed several flags that are faded and tattered. Other flags remain wrapped around their staff for days on end.

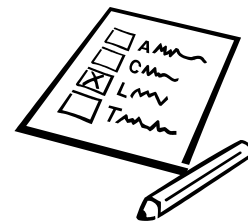
Maybe those of us with flags could take a moment as we leave in the morning or during the day to see that the flag is indeed in a proper flying state. Some of the flags I see are wound around their staffs or caught in the gutter and have been that way for extended periods. We can't control the weather and the wind, but we can try to respect our flag by checking its position regularly.

Tattered and or faded flags need to be disposed of. The VFW in Geneva has a mailbox of sorts at its entrance for the sole purpose of disposing of a flag. There are also companies that sell a staff/pole that swivels so the problem of wrapping around the staff is eliminated. I would be happy to share that information to anyone that would like the information.

Thank You to those who do fly our flag.....Thank You!

Kirkwood Annual Meeting

SEPTEMBER 27TH, 2009 at 1:00 pm
GENEVA PUBLIC LIBRARY
127 James Street




Another year has gone by and it's that time for our annual Homeowners Meeting. Get involved and make a difference in Kirkwood.

This year the Board will have three open positions which are to be elected each for a two (2) year term. The law states that you must be the Home Owner to run for a position on the Board. No nominations will be accepted from the floor at the Annual Meeting.



Please note that there was an error from the Property Manager 's letter regarding candidates. The FAX NUMBER for submitting your candidate application was wrong. A new notice will be sent out.

September 2009

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	22	23	24	25	26
27 KHA Annual Meeting 1pm	28	29	30	<i>Notes:</i>		



"Your Neighborhood Realtor"

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Broker/Owner

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HAPPY LABOR DAY HOLIDAY!

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.