



Kirkwood Village Keynote

"Welcome Home to Our Community!"

Spring/Summer 2025

Vol. 5 Issue 1

It's Been a Busy Summer at Kirkwood Village!

Community Checkup

Project Updates

- Lighting modernization—Phase II completed. Kentucky Utility bill decreased from average monthly cost of \$980 in 2023 to \$475 per month
\$\$\$Annual savings - \$6,000 (48% decrease) \$\$\$.
- Speed limit signs installed.
- Traffic mirror installed at curve by #2 dumpster.

Matching Grant Funded Projects

- Dumpster surrounds replaced at Dumpsters 1, 3, & 4.
- Asphalt potholes were repaired.
- Re-striping of concrete parking spaces from #245 through #260 completed. Concrete does not retain the paint as well as asphalt. This will save on the cost of resealing and striping of the asphalt areas next year.
- Tree pruning upcoming this fall.

Friendly Reminders:

- Observe the speed limit and watch for pedestrians
- Pick up your pet waste-- "Bag It - Tie It - Toss It"
- Keep the dumpster and recycle areas clean
 - Place all trash inside the dumpster—Never in front of or beside the dumpster
 - Place recyclables in the provided containers
 - Break down large boxes and place them in the dumpster or recycle containers
 - Place bulky items on the curb away from the dumpster and call 311 for pickup.

- Minor building repairs needed, quotes being obtained
 - Issues exposing buildings to water damage and wildlife infestation to be completed as soon as possible
 - Numerous gutters with loose nails—obtain quote and budget for work to be done in the future
- Overgrowth in patio areas—both fenced and unfenced. It has been a challenging year with all the rain this spring and early summer. HOA members are responsible for maintaining the 'Patio Area' as defined in the Declaration of Covenants, Conditions and Restrictions (Article I, Definitions). The Board is responsible for ensuring that the community is maintained to protect the exterior of the buildings and property values for all members. Notices were sent to several HOA members. The notices are not intended to be adverse or punitive towards any member of the HOA but are simply a way to notify the member of an issue that needs to be addressed. Prompt attention to any issues around your unit is appreciated. Unfortunately, we don't have a 'debris disposal fairy' so please dispose of any debris that you remove.

Thanks for your timely payment of HOA dues – they support projects to improve and maintain the community!

Community-Wide Standards and Guidelines are located on the [Resources](#) page on the website

Members' adherence to the Declaration of Covenants, Conditions and Restrictions is greatly appreciated.

Landscaping requests require prior written approval from the Board.

The governing documents protect the interest of all HOA members as well as the Board (present and future).

The Board welcomes suggestions for community improvements. Please email ideas to the HOA for Board consideration.

Information regarding HOA and owner responsibilities as well as other resources are available on the website at

<http://kirkwoodhoa.com>. Issues that the HOA is responsible for should be reported promptly by sending a detailed email (including photos if applicable) to kirkwoodlex@yahoo.com or to ann@assurancerealtyky.com