



Kirkwood Village Keynote

"Welcome Home to Our Community!"

Spring/Summer 2026

Vol. 6 Issue 1

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- Owner landscape
 - Board approved sign—available on Amazon (\$12.99 for 2) Owner may place in landscape if trimming not desired
 - Lawn/Landscaping schedule of services (located on the Kirkwood HOA website)
 - Owner becomes responsible for landscaping if "Do Not Trim" sign is placed
- Upcoming Projects—Sealing and striping of the parking lots and access road—includes minor repairs
- Board of Directors annual community walk-through scheduled for the evening of June 30th
 - Inspecting buildings for issues and preventive maintenance
 - Observing common areas for issues
 - Great time for owners to check their patios and fences for overgrowth or other issues



Help Keep the Community Beautiful and Safe!

- Please respect visitor parking – each unit is provided two designated parking spaces. Visitor parking is for use by all residents' occasional guests. **Residents with more than two vehicles should make parking arrangements offsite for additional vehicles.**
- **Keep Litter in its place!** There are four dumpsters in the community. If the dumpster you usually use is full—take your trash to one of the others. **Always place trash inside the dumpster. NEVER place objects in front of or beside the dumpster.**
 - Always dispose of food scraps properly in dumpster.
 - The garbage truck normally runs on Monday and Thursday. If a dumpster is not emptied, please email the Board (kirkwoodlex@yahoo.com) promptly. Issues are easier to resolve if reported the same day.
 - Contact Waste Management for items too large for the dumpster. **Place bulky items on the curb outside of the dumpster surround. Do NOT place items in the path of garbage truck. Call 311 or (859) 425-2255 to schedule FREE pick-up of items that do not fit in the dumpster.**
 - Detailed recycling information is available from: <https://www.lexingtonky.gov/recycle>
- Always pick up pet waste and dispose of it properly—**Bag It – Tie It – Toss It**
- Do not place pet food outside—it attracts stray animals and unwanted varmints.

2026 HOA Dues - \$120 per month per unit – Due by the 15th of the payment period (Annually, Quarterly, Monthly)

Payments received after the due date are subject to late fees and finance charges.

Thanks for your timely payment of HOA dues as 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