

2022 Accomplishments

2022 has been a year of evaluating and maintaining!

- Back parking lot repair
- Various siding/soffit repairs
- Tree removal and pruning

2023 Annual Meeting - Held March 9, 2023

- Thirty-six of sixty-one townhome members were represented in person or by proxy.
- The projected 2024 budget includes a five-year average of variable costs, a 5% increase in insurance premiums, a 10% increase in Lawn/Landscaping service and the increased costs of retaining an outside management service.
- Projected cost per unit per month is \$108.93 for 2024. Due to the increase in the HOA costs, the **2024 HOA dues will increase to \$110 per month per unit effective January 1, 2024.**
- Effective April 1, 2023 Association Management Services (AMS) will begin providing management services for Kirkwood Village. Members will receive additional information the week of April 10, 2023.
- The HOA appreciates the service of Clayton Hagan, Financial Manager, and Dean Marcum, Property Manager. The HOA has recognized a cost savings of \$1500 per year for their past four years of service.

Help Keep the Community Beautiful And Safe!

- Always place trash inside the dumpster.
- Always dispose of food scraps properly in dumpster.
- Contact Waste Management for Items too large for the dumpster. Do NOT place items beside the dumpster or in the path of garbage truck. Call to schedule pick-up of items that do not fit in the dumpster. **Free of charge.** (859) 425-2255.
- Detailed recycling information is available from: <https://www.lexingtonky.gov/recycle>



Always pick up pet waste and dispose of it properly!

1. **BAG IT**
2. **TIE IT**
3. **TOSS IT**



2023 HOA Dues - \$100 per month per unit

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

Community-Wide Standards and Guidelines

- Front door colors: Slate Tile (SW7624) or Rookwood Red (SW2802)—Owner's choice.
- Landscaping by Owner—submit a plan (including a diagram) to the HOA Board for approval before beginning.
- Replacement windows—match existing almond color, front windows should have grids to match the rest of community; back window grids—Owner's choice.
- Security camera policy located on the [Resources](#) page on the website

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.