



Happy Fall



Spring and summer have passed quickly!

- The community survived several winds storms and flash flooding without major damages, but minor repairs were needed throughout the community. Thankfully the HOA has a great contractor who took care of our issues promptly. The greatest damage sustained was to the #2 dumpster surround which had to be completely replaced.
- Unfortunately, the management service did not perform services as contracted. The Board has resumed full management of the HOA currently and is reviewing quotes from other services. You may see Board members or volunteers Dean Marcum & Chuck Hagan walking through the community periodically to proactively assess for issues.
- Lime-light hydrangeas were planted at the front entrance sign along with a few other florals to give it a fresh look. Much appreciation to Clayton Hagan for the donation of the plants and labor.
- Kentucky Utilities will be making some common area lighting changes on a trial basis soon. Newer options may allow for better light at a significantly reduced cost. Maintaining safely lit common areas is top priority to the Board.

Help Keep the Community Beautiful and Safe!

- Always place trash inside 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 next to 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. 311 or (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 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.