



SEASONS GREETINGS



The HOA Board of Directors is pleased to announce that Assurance Realty Property Management will assume all management duties for Kirkwood Village HOA beginning January 1, 2024. All members will be mailed an introduction letter by Ann Wesley from Assurance. The mailing will include a form for to provide member updated contact and tenant contact information. Tenant information is optional but useful at times if the resident needs to be contacted to move a vehicle, or in an emergency, etc.

HOA dues payments should continue to be made payable and mailed to (please include your unit number):

**Kirkwood Village HOA
PO Box 23094
Lexington, KY 40523**

ACH is an available option. If you have already completed a form no further action is needed. Forms to enroll are available on the website (<https://kirkwoodhoa.com>).

The HOA email will continue to be monitored and forwarded to Assurance Realty.

The Board and its representatives will continue to be actively involved in surveilling the community for dumpster related and other issues.

Have a safe and happy holiday season!

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.
 - Bag It – Tie It – Toss It

HOA Snow Removal

The HOA has contracted with Lexcut for snow removal for 2024 at a Priority 2 Level. Snow removal will only be done if two (2) or more inches of snowfall accumulate. Stay safe during inclement weather!

2024 HOA Dues - \$110 per month per unit

If you use recurring bill payment, please update the amount beginning January 1, 2024

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.wesley7@gmail.com (AFTER DECEMBER 31,2023)