



# Kirkwood Village Keynote

*"Welcome Home to Our Community!"*

Vol. 4 Issue 1

## SPRING HAS ARRIVED

Hopefully 2024 is off to a great start for everyone!

### Upcoming Project

Modernization changes are coming soon to the common area lighting in the community. LED lights will be installed with the equivalent or greater amount of illumination as provided by current lights. The changes will provide a significant cost savings per year in the HOA electric bill. The changes will occur in phases over the next couple of years.

### Appreciation—Special thanks to

- Ann Wesley with Assurance Realty and Property Management is doing a great job.
- Chuck Hagan, Dean Marcum, & Board members for monitoring and cleaning up the dumpster areas, and routinely assessing for issues in the community.

### Reminders—Visitor Parking Spaces

The Association has allocated two marked parking spaces for each Townhouse in Kirkwood Village. Visitor spaces available in some cul-de-sacs and in the parking lot across the Association access road are designated for all HOA members' visitors and *are not intended for frequent or regular use by any member's personal or business vehicles.*

## Help Keep the Community Beautiful and Safe!

- Litter around the dumpsters continues to be an issue! 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.**
- 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](mailto: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**

**ANNUAL MEETING INFO: THURSDAY, MARCH 21, 2024 - 5:30-6:30 PM**

**TATES CREEK PUBLIC LIBRARY CONFERENCE ROOM, 3628 WALDEN DRIVE, LEXINGTON, KENTUCKY**

**2024 HOA Dues - \$110 per month per unit--Due by the 15<sup>th</sup> 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](mailto:kirkwoodlex@yahoo.com) or to [ann@assurancerealtyky.com](mailto:ann@assurancerealtyky.com)**