

Community News...As 2024 Winds Down

- **Lighting Modernization Update** – changes are coming soon to the common area lighting in the community. New lamp posts should be in this month (November). LED lights will be installed on new posts with comparable illumination as provided by current lights. The changes will provide significant cost savings per year in the HOA electric bill. We hope to complete the first phase this calendar year. The schedule depends on Kentucky Utilities' availability.
- **Neighborhood Action Match Program (NAMP) Award** – The Board applied for an NAMP grant from the Lexington-Fayette Urban County Government to replace three dumpster surrounds in the community. Kirkwood Village HOA was awarded the matching funds grant for 2025. The HOA will pay for the project and be reimbursed for half of the costs up to a maximum of \$8,000. In preparation for the project, the unsightly gates to the dumpster surrounds will be removed soon. This will also reduce the cost of the replacement project.
- **2025 HOA Dues Reminder** – Beginning January 2025, HOA dues increase to \$120 per month per unit. If you use Bill Payment through your bank, please remember to make the change to the amount. As in past years, the Board has approved a 2.5% discount if 2025 dues are paid in full by January 15, 2025.

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) 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**

Have a Safe and Healthy Holiday Season!

Thanksgiving



Christmas



New Year's



2025 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