

KIRKWOOD SOUTH NEWSLETTER

Estella Davis, President

- *I have spoken with Westco, who maintains our green area in all sections of KWS, to review our costs for mowing along the fence line in all sections from Blackhawk Blvd. to Beamer Rd., along the drainage ditch and along the fence lines in Section Six across Beamer Rd. They are currently mowing these areas every other week. **Status:** Brad will get with me next week.*
- *I also requested that Westco calculate how much we would save if we stopped the turf weed control and insect spraying on trees and shrubs. **Note:** I would hate to take this off the maintenance routine, because we have cared for our entrances and boulevard trees to get them looking healthy; thus, we have not had to replace dead plants/trees in many years.*
- *The Board is working with our attorney to research the legal HOA documents regarding raising our maintenance/utility fees to cover our financial deficits. **Note:** Approximately 60% of the homeowners are delinquent in paying their current fees and some still owe back year fees despite our efforts to collect.*
- *The Board is seeking representatives from each section to be on the **Maintenance Committee** to review the drive-by document prepared by Crest Management. These homeowners would not be on the Board, but members of a committee reporting to the Board.*
- *Of concern are homeowners who are leasing their property and not enforcing the deed restriction rules and regulations and allowing their property to be in disrepair. Lawns are not being mowed and edged weekly during the Spring-Summer season. The curbs are not being edged thus grass is growing over the edge and into the streets. The street area in front of the property is not cleared of cuttings. The list goes on and must be addressed.*

- *Individuals who hire lawn services must make sure that the men are not blowing grass clippings in the open drains on the street. Neighbors are to report such activities to Crest Management with the name of the lawn service or at least the vehicle license number.*
- *We are noticing that since the last drought, many driveways and sidewalks have cracked and are unlevelled. If you have this problem, please contact Crest Management as we may be able to work out a discounted price to replace the concrete areas, if there are several homeowners needing this work done. We have a contractor in our subdivision! **Note:** Yes, we are responsible for the sidewalk area in front of your home. Should someone fall as a result of an unlevelled sidewalk, you could be held responsible.*
- *Homeowners are asked to trim/canopy or replace dead limbs and trees. Limbs overhanging onto the sidewalk must be trimmed to allow for safe walking. Dead trees must be removed and the stump grinded below lawn level. Once the "Notice" letters have been sent and there is no response from the homeowner to correct the problem; as a last resort, the homeowner could be billed the charge for services to trim or remove the dead tree incurred by the HOA.*
- *Our annual financial year-end statement report for 2013 was approved by Barry M. Wuntch, LLP, our accounting firm who did an extensive audit of our records. Crest Management's accounting department has done an exceptional job!*

As president of our subdivision HOA, I thank each one of you for your continued support of the Board. I am proud to be part of this group of homeowners who volunteer their services and remain dedicated to keeping our community the best it can be by enforcing the deed restrictions and regulations. I am glad that we live in a community where the majority of homeowners have pride in their property.