



January, 2010

# Community Newsletter

[www.khoa.org](http://www.khoa.org)

## Board of Directors

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*Secretary &  
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Tom Boyle,  
*Treasurer*  
584 4720

Terry Murphy,  
587 2748

John Utterback  
377 4687

# Kingswood HOA

in St. Charles, Illinois

## *Foxfield Parcel & Wal-Mart Expansion Update* *By Build Responsibly In St. Charles, Inc. (BRISC)*

***Foxfield Parcel:*** Oliver Hoffmann Corporation, owner of the Foxfield parcel, received approval last month from the City Council to subdivide and rezone the land into a combination of high density multi-family on the parcel east of the proposed road connection of King Edward Avenue to Charter One Drive and commercial uses on the parcels west of the road. This approval also provides for the possibility of a big box store up to 175,000 sq. ft. if the southwest lot is acquired by Charlestowne Mall owners by January 1, 2010. As of this writing, we were unaware of any such transaction, but hope to verify the status of this lot in the coming days. Survey

workers were recently seen on the property; therefore, we anticipate some type of development plans to be presented to the City in the near future. As part of the agreement with the City, Oliver Hoffmann will be required to build the connector road at such time development occurs on any of the parcels. BRISC will update residents as plans come forward. If you do not already receive updates or have changed email addresses, please send a note to [BRISC2006@hotmail.com](mailto:BRISC2006@hotmail.com) to be added to the distribution list for future correspondence.

***Wal-Mart Expansion:*** Wal-Mart presented plans to the City to expand at their current location on Smith Road

in order to add a full grocery component to the store. They are seeking to acquire 3 properties which front onto Route 64 to the east of the McDonald's to accommodate additional parking and a right in/right out entranceway, pending IDOT approval. The expansion increases the store size from approximately 126,000 sq. ft. to approximately 155,000 sq. ft. with facade updates, parking lot reconfiguration, and, we assume, interior remodeling. Our latest communications with the City indicates Wal-Mart wishes to begin construction in the Spring of 2010.

BRISC thanks all residents who have stayed involved in this matter.

Do you have community news you'd like to share? Send your articles to [president@khoa.org](mailto:president@khoa.org), and they may be included in the next issue of the KHOA Community Newsletter.

## Board Updates

### Election Results

You may have missed the throngs of reporters outside City Hall the evening of December 1 for the annual meeting of the Kingswood Homeowner's Association, but your ballots were totaled that evening, and the Kingswood Homeowners Association Board of Directors for 2010 are:

Tom Boyle, Treasurer

Tom McCormack, Secretary

Terry Murphy, Vice President

Bil Papp, President

John Utterback, Director at Large

Among the priorities the Board is considering for 2010 are:

1. Complete the transition to the new accounting company
2. Have the web site kept current with all KHOA documentation.
3. Evaluate the possibility of providing advertising space for recommended merchants.
4. Evaluate the possibility of having a community page on the site for a neighborhood directory and postings.
5. Upgrade or refresh some of the landscaping.

In previous newsletters, we detailed some of the progress and accomplishments your Board made last year. Thanks to all Board members for their work and support.

### 2010 Budget & Assessments

The Board has approved a budget for 2010 of approximately \$23,000, in line with the budget of last year. A line by line budget is being sent to you with your 2010 assessment bill.

We have also decided to keep the annual assessment at \$150 per house, the same as it has been for the past several years. Your payment is due February 28.

As a reminder, the payment should be sent to our new Accounting firm, John Morrissey Accountants at the address shown on the statement.

## City News



The following information on snow removal was taken from the web site of the City of St. Charles.

*"City Ordinance states, residents and contractors shall not plow driveway or parking lot snow onto roadways.*

*Clean snow from sidewalks in front of your home as a "safety" gesture welcomed by everyone.*

*Parking is prohibited on any city street for 72 hours after 3" or more of snow has fallen, or until the streets are clear.*

*Parking on the tree bank is authorized during a snow storm only, when no other off-street parking is available.*

*When the snow stops and streets are clear, vehicles must be placed back on the street.*

*Parking on streets after a snowfall may resume when the snow has stopped and plows removed the snow to the curb.*

*If you believe your mailbox was hit by a City plow during snow removal, contact Public Works at 630.377.4405, Mon.-Fri., 8 a.m. to 4:30 p.m."*



Next KHOA  
Board Meeting

7:00 PM Tuesday, February 2, 2010 Den "A" (2<sup>nd</sup> Floor) City Hall