



Kingswood HOA

in St. Charles, Illinois

February, 2011

Community Newsletter

www.khoa.org

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Who Ya Gonna Call?

It doesn't happen very often, but occasionally residents contact Board members looking for help with issues in the neighborhood. We're glad to help when we

This is the ONLY Printed Newsletter You Will Receive This Year

The Kingswood HOA Community Newsletter is published several times a year. It and our website, www.KHOA.org, are our primary means of communication with our members. Last year, your Board spent a great deal of time trying to get e-mail addresses from all homeowners, but we still have them for fewer than half of you. If you would like to receive the newsletter, and the periodic e-mails on local news that we periodically distribute, please send an e-mail, with your name and address, to info@KHOA.org.

can, so this article is intended to give you a better idea of who to call for what issues.

The City or The Board – Who Do You Call?

As a general rule, the City will not enforce the Association covenants unless they happen to overlap city ordinances and other laws. The Association has no authority to enforce any rules outside of those listed in the covenants.

The City takes care of the streets, including snow removal, while the Association maintains the common areas, including the retention ponds and cul-de-sac islands. The responsibility of the Homeowner's Association is to see that the covenants we all agreed to when we purchased our homes are adhered to, and that the community common areas kept in good condition to enhance both our quality of life and the value of our home investment. When you see behavior that violates the



covenants (a copy of which is located on our web site), please talk to your neighbor first, as they simply may not be aware of the problem. Failing that, you can contact us at info@KHOA.org or one of the phone numbers listed to the left. There is also a complaint form available on the web site. We need to know who the offending homeowner is, their address, and which of the covenants you feel are being violated. We will investigate and, if we agree, contact the home owner about the problem. Usually this is all it takes, as most neighbors are very responsible and want to keep the community looking good. Should there be a problem, there is an enforcement plan

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

Board Updates

Election Update

On December 7, 2010 the Annual Meeting of the Association was held at City Hall. The primary purpose of the meeting was to elect Board members for 2011. Since there were no new candidates, the current Board members were elected unanimously by the small percentage of homeowners who submitted ballots. After the election, the Board members decided to keep the same positions we've held, and which are listed on the front page of this newsletter.

Landscaping

The Board has decided to seek new bids for landscape maintenance for 2011.

Pond Treatment

Last year was the first in several that we've had the retention ponds treated. The weeds along the shore lines are becoming unsightly, so we have decided to have a full year of treatment in 2011 and clean those areas up. This cost is included in the 2011 budget.

Financial Status

Unlike some other public bodies, your homeowner's association ended last year in good financial condition, and has approved a balanced budget for 2011 with no increase in your annual assessment. Included with this year's mailing is that budget, as well as the income

statement and balance sheet for last year.

We are required to maintain an adequate reserve for future, unplanned expenses, which has historically been accepted to be two years of expenses. Not too long ago, we saw how quickly costs can mount up when we were forced into some unplanned legal expense, so we feel that this is none too large of a cushion. One of our goals for this year is to see if there are safe, liquid investment alternatives to current low CD rates where some of this reserve fund can be invested responsibly.



City News

*End of
the Snow?*

A friendly reminder not to place snow removed from driveways and sidewalks in the street, as in addition to being dangerous, it violates city ordinances, and could result in a \$500 fine.

Yard Waste Pick Up resumes April 4.

As of this writing, the 2011 brush pick up schedule has not been posted, but it usually starts in mid to late April.

Charlestowne Mall Area

We all know of the closing of the Sears store at the mall. Now comes news that both Toys R Us and Border's will also close soon. Our Council Member Cliff Carrignan told me: "I know our Economic Development Director Chris Aiston has been working closely with the new Charlestowne Mall owners and they are very close to announcing some major upgrades to the Mall...we actually have someone already looking at the Toys R Us location..."

2011 Consolidated Election Tuesday, April 5

We will be selecting a new City Council member for our ward, with the retirement of our long standing council member Betsy Penny. Candidates for that position include Art Lemke, a Charlemagne resident and former council member, and Rita Payleitner, a Surrey Hill resident who has been endorsed by Mrs. Penny.

Restoring the commercial viability of the east side of the city is important to our neighborhood, so please make sure you research the candidate's positions and vote.

Next Planned KHOA
Board Meeting

7:00 PM Tuesday, March 1, 2011 at City Hall
Den "A" (2nd Floor) Check www.khoa.org for updates to the schedule