



# Kingswood HOA

in St. Charles, Illinois

October, 2009

## Community Newsletter



*Now is the time  
for all good  
homeowners to  
come to the aid of  
their neighborhood*



It is that time of year, again, when the leaves turn, the air cools, and thoughts turn to.....elections. The covenants and by-laws of our association require that there be an annual election of Board members to one year terms. Typically, the Board has had five members, although this year we only have four. This has made it more difficult to operate, as some of us have had to do double duty or more, and getting sufficient members together to have a quorum at our meetings has proven a challenge at times.

Like any organization, the quality and quantity of the services we provide is limited by the time, money and

commitment we choose to invest. To provide good services, we need competent, dedicated people to serve, or we will have to pay professionals to do the work for us. Your Board has worked hard to rebuild our financial capacity by keeping costs down. That was one of our goals for this year, and we are making great progress.

To keep our fees low and provide the services we expect, we need members to step up and join the Board. The commitment we ask is to attend the Board meetings, which are usually every other month, but can be more frequent if the situation warrants. In addition, you'll be asked to handle certain Board functions,

which could include President, Secretary, Treasurer, Architectural Review, Communications, and/or Landscape and Maintenance.

Included with this newsletter is a Candidate Information Sheet. It is also available on line at our web site, KHOA.org, although that version has not been updated for the current year. (See, we need people to help!). Please complete the form and give it to any Board member **by October 21**. You can do this in person, by fax to 630-578-5182, or by e-mailing a scanned copy to [president@khoa.org](mailto:president@khoa.org).

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

### Board of Directors

Bil Papp, *President*  
[president@khoa.org](mailto:president@khoa.org)  
443 4414

Tom McCormack,  
*Vice President,*  
*Architectural Review*  
587 5899

Tom Boyle,  
*Treasurer*  
584 4720

Terry Murphy,  
*Secretary*  
587 2748

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 K H O A C o m m u n i t y N e w s l e t t e r .

We reported in the March newsletter that your Board had set three major goals for the year:

1. Increase the cash reserves of your association
2. Continue to improve the KHOA web site (KHOA.org) as a communication tool for residents, and
3. Review the effectiveness and cost of the management company and possible alternatives.

In the immortal words of

## Board Updates

Hannibal Smith (for those old enough to remember the original "A Team") *"I love it when a plan comes together."* We are happy to report that significant progress has been made on all three goals. We have watched expenses very carefully, and are now being paid by the Town homes for their portion of the shared maintenance when it is incurred, instead of the following year. Through the end of August, we are about

\$5,000 better than budget.

Thanks to the work of good neighbor Tony Mann, the web site postings have been updated, although we need to find a replacement for him, as his new job has severely limited the time he can devote. Finally, we have selected John Morrissey Accountants to handle the accounting, book keeping and tax functions that were done previously by EPI and another accounting firm. Those of you who had dealings with EPI should see a nice improvement in service.

### Official Announcement

As noted above, the association will no longer be using EPI as our management company, effective October 9. From that date forward, please use the following resources for issues you may have:

Home Sale/Purchase	<b>John Morrissey Accountants, Inc.</b> 774 Beloit Road Belvidere, IL 61008 Attn: KHOA 815-547-6234
Assessment Payments	
Questions on Covenants and Rules	<a href="http://www.KHOA.org">www.KHOA.org</a>
Covenants and Rule Violations	Any Board Member
Architectural Review	Architectural Review Chairman

### Go Paperless

To make communication both less expensive and more convenient, we'd like to move to all electronic distribution.

Please make sure that we have your current e-mail address, as well as your street address. Send the information to [president@khoa.org](mailto:president@khoa.org)

Thank You!



## City News

### Brush Pickup

October 19, last one of the year!

Yard waste bag pickup by Veolia ends December 31.

### Leaf Pick Up

The City has scheduled 4 collections this year! The dates are Oct. 27, Nov. 4, Nov. 13, and Nov. 24. Per the City's web site (<http://www.ci.st-charles.il.us/>), we must rake leaves in a row parallel to the street, on the parkway, at least 1 ft. back from the curb and off the sidewalk. Pushing leaves into the street is a violation of Municipal Code 12.04.170, punishable by a fine of up to \$500 for each offense.

Next KHOA  
Board Meeting

7:00 PM Tuesday, November 3, 2009 Den "A" (2<sup>nd</sup> Floor) City Hall

The Association shall have a Board of up to five (5), but not less than three (3) officers who are elected by Members of the Association. The Board shall manage and conduct the affairs of the Association, and elect from among its members: (i) a President who shall preside over both its meetings and those of the Members, and who shall be the chief executive officer of the Board and Association, (ii) a Secretary who will keep the minutes of all meetings of the Members and of the Board and who shall, in general, perform all the duties incident to the office of Secretary, and (iii) a Treasurer to keep the financial records and books of account. All officers shall be elected at each annual meeting of the Board and shall hold office at the pleasure of the Board.

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I, (Print Candidate Name) \_\_\_\_\_, hereby place my name in nomination as a candidate for the Board of Directors of the Kingswood Homeowners Association for the term beginning December 1, 2009 through November 30, 2010. By providing this Kingswood Candidate Information Sheet, I communicate my qualifications, reasons and desire for serving on the Board. I understand that the commitment term is specified above and that the Board will determine specific officer positions at the initial meeting which shall be held immediately following the Annual meeting of the Members.

• I certify the accuracy of the information provided herein, and declare that I am a member of the Association in good standing as of October 15, 2009.

Signature:

Date:

\_\_\_\_\_  
Email Address:

\_\_\_\_\_  
Home Phone:

\_\_\_\_\_  
Address:

(Please print or type information below and use additional sheet of paper if necessary)

#### PERSONAL BACKGROUND

#### RELEVANT QUALIFICATIONS (Experience, Activities, Memberships)

#### SUPPORTING COMMENTS