

# Kingspointe of Naperville Newsletter FALL 2018



Hello Fellow Homeowners:

## **“Member Portal” Access**

Each owner has web access 24/7 to their assessment records, contact information and work order status via the “Member Portal” at [www.kingspointecondominium.org](http://www.kingspointecondominium.org). Select the Member Portal tab and follow the online instructions to complete a one-time registration. To access your account, you must have a current census form on file with EPI Management Company.

**A NEW CENSUS FORM MUST BE SUBMITTED EVERY YEAR IN JANUARY.** Be sure to add your email address on the census form to receive email updates from EPI Management.

**FACEBOOK GROUP:** The Kingspointe of Naperville Subdivision group page is **NOT** endorsed by the Association, Board of Directors or EPI Management Co., LLC. Any information or material posted in this group is **not reviewed or approved** by the Association, Board of Directors or EPI Management.

## **Homeowner’s “Budget” Meeting**

**Monday, November 5 at 6pm**

All owners should attend this meeting to discuss the budget for 2019 along with other agenda items. Our meeting will be held at Naperville Municipal Center 400 S. Eagle Street “lower level” in lunchroom.

## **Projects**

1. Building paintings will be completed within 2 weeks. Entry door paintings are by appointment and can be done on Saturdays and Sundays
2. Repaving of the asphalt driveways for 2018 will be completed within 2 weeks
3. All concrete replacement has been completed
4. Carpentry repairs have been completed on all buildings
5. All 20 dead trees per the budget have been removed

**LANDSCAPING:** With one eye on the weather, Fall Landscaping activity has continued. New plantings and 13 trees are being added around the property, while Elevations Landscaping begins the Fall cleanup. Occasionally owners ask about having a tree replaced near their unit. A number of points must be taken into consideration. Does the area get enough sunlight? Would it be too close to existing trees? Can the equipment get into the area being considered? And, of course, what are the budgetary concerns? As always, please email EPI with your landscaping concerns (Attention: Julie).

## Association Info....

**EXTERIOR LIGHTS:** The lights on the porch/garage have sensors to turn on at dusk and off at dawn. Keep your light switch in the "ON" position. Thank you for helping to keep our community safe.

**PARKING:** 1 car is allowed to be parked in front of the garage door on units with a one-car garage and 2 cars are allowed in front of the garage door on units with a two-car garage. **Parking is not allowed on the back space of the driveway.** Guest Parking spaces are designated for visitors NOT residents. Overnight parking on the street and over the sidewalk is prohibited by the City of Naperville.

**GARBAGE/RECYCLING:** Tuesday is garbage pickup day. Trash should be put out on Monday evening. When a "major" holiday is on a Monday or Tuesday, garbage pickup day will be Wednesday of that week. If you use the City's trash containers, make sure there is 8 to 10 inches of space between the containers when placing them at the curb. This allows the "claws" on the truck to pick up and empty the containers easily. After the trucks have collected your garbage, **all containers must be put back inside your garage the same day or a "fine" can be assessed.** Thank you for your compliance.

**SNOW:** If less than 2 inches, salt trucks won't do snow removal. If we want our driveway and sidewalk clear, we have to shovel it ourselves.

**PET OWNERS:** Please pick up after your dog or a "fine" will be issued and you will be responsible for paying for the lawn area to be repaired.

**COURTESY:** Let's continue to keep our subdivision neat by picking up trash from the sidewalk, lawn and planter beds. Toys, bicycles, lawn chairs, etc., should be removed from the "Common Area" daily. Games, activities and loud noises that disrupt the neighborhood are NOT allowed. Please advise children to be respectful of the property and neighbors. Thank you for your cooperation.

**BURGLARY/THEFT:** Naperville residents have been victims of robberies and carjacking. Be aware of your surroundings at all times and keep your doors, windows and vehicles locked.

**HOME WATCH:** If you plan to be away from home a period of time, you can request a Vacation "Home Watch" by filling out the form on Naperville's web site [www.naperville.il.us](http://www.naperville.il.us) and submit the form to the police department 7 days before leaving.

**NAPER NOTIFY:** The City of Naperville's communication system "Naper Notify" will alert the public directly regarding emergency and community information. It's easy to sign up at [www.napernotify.com](http://www.napernotify.com) to receive via text message, phone call or email.

**NOTE:** Owners renting their unit should share the Newsletter information with their tenants.

## Looking for Something To Do....

**City of Naperville** has a lot to offer. Check out the website [www.naperville.il.us](http://www.naperville.il.us) to enjoy restaurants, shopping or just walking along the River Walk.

**Naper Settlement** offers a lot of enjoyment for all ages. Check the web site [www.napersettlement.org](http://www.napersettlement.org) for a listing of events and programs.

If you have ideas or suggestions for our Newsletter, send information to [epi@epimanagement.com](mailto:epi@epimanagement.com)

Kingspointe of Naperville is managed by:

**EPI Management Co., LLC**  
**14032 S. Kostner Ave., Suite M**  
**Crestwood, IL 60445**  
**Telephone 708-396-1800**  
**Fax 708-396-9831**

The Board of Directors and EPI wishes you and your family an enjoyable Holiday

