



# Kingswood HOA

in St. Charles, Illinois

## Community Newsletter

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

### Board of Directors

Bil Papp, *President*  
Tom McCormack, *Vice President*  
Tom Boyle, *Treasurer*  
Terry Murphy, *Secretary*

## It's That Time Again! March 10, 2009

Included with this issue of the newsletter is the invoice for your annual assessment. Your Board has worked very hard to keep your cost from going up, while still maintaining the quality of services that we want in our neighborhood. This has not been easy.

Any time a home owner fails to pay, or even delays paying their assessment, the rest of us need to come up with the money to cover the shortfall. If a resident decides to ignore or

reinterpret the covenants and rules we all agreed to when we bought our homes, it can result in extra cost to the Association, and therefore to each of us as members. It is up to all homeowners to see to it that the covenants are properly and fairly enforced.

As a result of the work your Board did last year, there are now rules in place that allow the Association to recover the money spent enforcing compliance, but we all know that this can take

time to collect. In the meantime, we have to provide the up front funds to pay for the enforcement.

The best thing that each of us can do in difficult times like these is to treat our neighbors as we'd like to be treated, and keep our neighborhood looking like one that we'd like to buy into. We're all in this together, and the better Kingswood looks, the more desirable a place it is to live and therefore to buy.

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## *Your neighborhood needs you!*

This year we only have four Board members, as opposed to the usual five. This increases the workload on all of us, in addition to our family and job commitments. You can help your neighborhood by volunteering in one of these needed capacities.

### **Landscape Coordinator**

One of the more visible tasks of your Board is oversight of the landscape maintenance of the common areas, including those we share with the Kingswood Townhomes.

Last year, we changed to a new company that uses environmentally friendly fertilizers and weed control. This was coordinated by Board Member Tom Boyle, who this year has taken on the very active and important role of treasurer. If you have an interest in seeing that our neighborhood looks its best, we could use your help.

### **Web Site Coordinator**

After the great work done last year by past Board member Sam Lombardo,

the web site became a much more effective tool for communication. Hits to the site increased very significantly, and many of you agreed to receive Association communication via the site and e-mail. One of your Board's goals for the year is to build on this success. If you have an interest and experience in web site development and/or maintenance, this is a great opportunity for you to get involved.

Contact any Board member if you are interested in either of these important roles.

## Foxfield Drive Development

Most of you are aware by now that the owner of the property on the south side of Foxfield is proposing an apartment complex of approximately 200 units be built on the northeast section of the property. It will be accessed by a road that will extend King Edward Avenue to Charter One Drive. The remainder of the property is to be zoned for business/commercial use. More information is available at the St. Charles Planning and Development Department, the St. Charles Library, and from BRISC ([brisc2006@hotmail.com](mailto:brisc2006@hotmail.com)).



### Spring Projects?

Just a reminder that any structures, walls, decks, patios, etc. that you plan to build need to be approved by the Architectural Review Committee prior to beginning construction. Please refer to Article III General Restrictions and Article IV Architectural Controls for appropriate construction materials, colors etc. Note that the Architectural Review Committee does not replace the city building permit process or imply the city's approval.

## Board Updates


Your Board Members for 2009 are:

President	Bil Papp	443-4414
Treasurer	Tom Boyle	584-4720
Secretary	Terry Murphy	587-2748
Vice President	Tom McCormack	587-5899

Thanks to past Board members Sam Lombardo and Sue Welter for the time and work they put in to help keep Kingswood a great place to live.

In addition to the obvious role of helping maintain Kingswood as a great place to live and to raise our families, your Board has outlined several goals for the year. They are:

1. Increase the cash reserves of your association
2. Continue to improve the KHOA web site ([KHOA.org](http://KHOA.org)) as a communication tool for residents, including
  - a. Making sure that the complete covenants and rules are part of the web site and
  - b. Evaluating the possibility of providing advertising space for recommended merchants as a means to both benefit from our shared experiences and offset some of the cost of the web site.
3. Review the effectiveness and cost of the management company and possible alternatives.



### Don't Forget to Vote!

The city election is April 7. The polling place for Kingswood residents is the Charlestowne Mall, lower level.

### Brush Pickup

As of this writing, the city has only posted the following dates for brush pickup: April 6 April 20

Typically, dates for the entire year would be on the web site, but the city is considering cutting back to once a month due to the budget considerations. Check the City's web site for more current information: [www.ci.st-charles.il.us](http://www.ci.st-charles.il.us)

## City News

Next KHOA  
Board Meeting

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