

Kingspointe of Naperville Newsletter FALL 2022



Hello Neighbors:

“Member Portal” Access

All owners have 24/7 web access to their assessment records, contact information and work order status via the “Member Portal” at 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 annually in January or a Fine will be incurred. 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. Information or material posted on Facebook is not reviewed or approved by the Association, Board of Directors or EPI Management.

Homeowners Association Meeting - 6:00pm Monday, November 14 “Virtual Online”

Owners should attend HOA meetings to stay informed of projects and to discuss concerns/issues.

Reminder....the outside spigot faucet on the back of the buildings is “public=free” for everyone to use to water plants in the back of their units. If you see new plantings, you are welcome to water them. **It is “shared common water” that won’t appear on any owner’s individual water bill.**

The Association has a software program through H2O that allows owners access to their account via the internet 24/7 to monitor the amount of water being used by their unit. Based on usage statistics provided by H2O an “average” adult uses about 160 gals of water daily which includes showers, dishwasher and laundry operations. The amount can fluctuate depending on usage of each person.

PROJECTS

1. Asphalt driveway paving has been completed for 2022
2. Exterior painting is completed and some entry doors may not be painted until Spring 2023
3. FACP rooms are off limits to everyone except association workers. The rooms have been sealed and all low temperature sensors have been checked for proper operation

INFORMATION 411....

PORCH/GARAGE LIGHTS: The outside lights have sensors to turn on at dusk, off at dawn. **Keep the light switch in the “Up” position.** When the bulb blow out, open a work order on the Kingspointe member portal website or send email to epi@epimanagement.com they will replace the bulb at no charge. Thank you for helping to keep our community well-lit.

PARKING: 1 vehicle is allowed to be parked in front of the garage door on units with a one-car garage. 2 vehicles are allowed in front of the garage door on units with a two-car garage. **Parking not allowed on the back space of the driveway. Guest Parking spaces are 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 falls 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.

PETS: We are aware of poop and bags not being picked up. **Please pick up after your dog or a “fine” will be issued plus you will be responsible to pay for the lawn area to be repaired.**

The city of Naperville requires all pets be licensed. Pet licenses issued after January 2015 are lifetime tags which do not need to be renewed. Please visit www.naperville.il.us/animalcontrol to apply for a license online.

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.

CHILD SAFETY: Please talk to your kids about looking out for cars when running and supervise them playing, riding motorized vehicles and bicycles.

STORAGE/MOVING: A dumpster with a cardboard underneath is allowed in front of the garage for 2 days and PODS are allowed for 2 days. Please inform EPI, send an email to epi@epimanagement.com

BURGLARY/THEFT: Naperville residents have been victims of robberies and carjacking. Please be aware of your surroundings at all times. **KEEP ALL 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 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 to receive via text message, phone call or email.

*** Owners who rent their unit should share the Newsletter with their tenants

Want Stuff to do....

City of Naperville - check the website www.naperville.il.us for restaurants, shopping or walking along the Riverwalk

Naper Settlement - check the website www.napersettlement.org for a listing of programs

If you have ideas or suggestions for our Newsletter, send information to epi@epimanagement.com

Kingspointe of Naperville is managed by:

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