

Kingspointe of Naperville Newsletter WINTER 2020-2021



“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. 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 “CURRENT” CENSUS FORM MUST BE SUBMITTED BY JANUARY 31 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 FB 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 Association Meetings - 6:00pm

Monday, January 4, 2021 “Virtual Online”

Monday, March 8 ****Annual Board Elections****

Monday, May 3

Monday, July 12

Monday, Sept. 6

Monday, Nov. 1

****The Candidate Summary form to run for the Board of Directors will be emailed in January. Please submit your form by the deadline date to be included with the notification of the annual meeting****

Owners should attend HOA meetings to stay informed of projects and to discuss concerns/issues. Due to Covid-19, meetings will be online virtual until further notice.

PROJECTS

- **Drainage Systems (Gutters and Downspouts)** – The Board is currently experimenting with a sample installation of a drain tile system that will go under the sidewalks and drain into the lawn at the front of the units, thereby eliminating the majority of ice on the sidewalks/driveways during the winter. The sample system was installed on a couple of units for testing as the system has a scupper by the downspout that will allow easy cleaning of the leaves and debris from the gutters. Once the testing has been completed the Board will decide whether or not to proceed with the new installations for all units.
- **Downspout Extensions** – The long downspout extensions at the rear of the units will have flexible drain extensions installed on them so that any water will exit onto the lawns and not into the planter beds. The material has been ordered and will be installed upon receipt.

ASSOCIATION 411....

ASSESSMENTS: There is a small increase for 2021, refer to the list by addresses emailed on 12/17

BUDGET: The 2021 budget will be available on the Kingspointe website

SNOW PLOWING: When it snows 2" or more salt trucks will plow our streets, driveways and sidewalks

ICY DRIVEWAYS: Salting the sidewalks and driveways is the owner's responsibility

OUTSIDE LIGHTS: The exterior lights on the porch/garage have sensors to turn on at dusk, off at dawn. **The light switch must be in the "up" position daily.** Thank you for keeping our community well lit.

PETS: There have been many complaints of owners not picking up dog poop. Please pick up after your dog or a "fine" will be issued and you will be responsible for paying for the lawn to be repaired. The city of Naperville requires that all pets be licensed. Pet licenses issued after January 2015 are lifetime tags that don't need to be renewed. To learn more and apply for a license online, visit www.naperville.il.us/animalcontrol.

PARKING: 1 vehicle is allowed to be parked in front of the garage door on units with a one-car garage and 2 vehicles are allowed in front of the garage door on units with a two-car garage. **Guest Parking spaces are for visitors only NOT residents. Vehicles will be towed at owner's expense. Parking on the rear space of the driveway is not allowed.** Blocking the sidewalk and overnight parking on the street after 2am 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.

BURGLARY & THEFT: Naperville residents have been victims of carjacking and robberies. Be aware of your surroundings at all times. **Keep home windows, doors and garage doors locked. Remove cell phones, laptops, packages and other valuables from vehicles and make sure car doors are locked.**

COURTESY: Let's continue to keep our subdivision neat by picking up trash from the sidewalk, lawn and planter beds. Toys 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

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.

STORAGE/MOVING: Contact EPI for special circumstances that you may need. 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 by sending an email to epi@epimanagement.com

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.

NOTE: Owners who rent their unit should share the Newsletter with the tenant

Due to the Coronavirus Pandemic....

Continue to practice social distancing, be safe and wear a mask

City of Naperville – view the website www.naperville.il.us for resources and Covid-19 updates

Naper Settlement – view 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

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