

Kingspointe of Naperville Newsletter SUMMER 2023



Hello Neighbors:

“Member Portal”

Each owner has 24/7 access to their assessment records, contact information and work order status via the official website 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.

All owners must submit a census form every year 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 PAGE: The Kingspointe of Naperville Subdivision Facebook page is **NOT** endorsed by the Association, Board of Directors or EPI Management Co., LLC. **Posts or comments in this group are not reviewed or approved by the Association, Board of Directors or EPI Management.**

For any clarification on Association’s Rules/Regulations, please refer to www.kingspointecondominium.org official website or contact EPI Management 708-396-1800 via email epi@epimanagement.com

Homeowners Association Meetings - 6:00pm Virtual Online

Monday, September 11 “Budget”

Monday, November 13

****Meetings are held virtually until further notice. Owners should attend HOA meetings to stay informed of projects and to discuss any concerns or issues.**

Reminder....the outside spigot faucet on the back of the buildings is public for everyone to use to water the plants in the back of their units. It is shared common water that does not appear on any owner’s individual water bill. **We need volunteers to water plants.**

****Contact EPI regarding any landscaping issues epi@epimanagement.com**

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. Grub Control treatment to treat any active grub activity in all lawn areas
2. Driveway Replacements and repairs
3. Sealcoating of driveways
4. City of Naperville identified areas of hazardous perimeter sidewalks for replacement in 2024. Temporary patching has been completed by the City.
5. Painting of replaced exterior wood trim
6. Second round of bush trimmings to be conducted in August

ASSOCIATION INFO....

PORCH/GARAGE LIGHTS: The exterior lights have sensors to turn on at dusk and off at dawn. **Please keep light switch in the “Up” position.** When either bulb blow out, you can 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-lighted.

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 is 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 2am-5am

GRILLING: Please be careful to use your grill as far away from the exterior of the building as possible. Grills with hoods/covers are allowed but should not be left unattended. Garage use is strictly prohibited.

GARBAGE/RECYCLING: Tuesday is garbage pickup day. Trash should be put out on Monday evening. When a “major” holiday is on 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.

****NOTE** - Don’t put items in neighbor’s trash/recycle container without asking. Thank you for being respectful.

GROOT has a mobile app to sign-up for collection reminders, receive service alerts for delays and search how to properly dispose of materials



EXTENDED PATIO: The “maximum” size for a new concrete patio is 12x12. Based on rear area, every unit cannot get the maximum. An Exterior Modification form with Contractor information must be submitted to epi@epimanagement.com for the Board’s approval. Original patio must be removed.

Surrounding landscaping cannot be removed

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 email to epi@epimanagement.com

BURGLARY/THEFT: Kingspointe residents have been victims of robberies. Please be aware of your surroundings at all times. **KEEP ALL DOORS, WINDOWS AND VEHICLES LOCKED.**

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

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.

PETS: We are aware of poop and bags not being picked up. **Please pick up after your dog or a "Fine" will be issued and 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, don't need to be renewed. Please visit www.naperville.il.us/animalcontrol to apply for a license online.

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.

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

Fun Stuff to Do....

City of Naperville has a lot to offer, view the website www.naperville.il.us for resources, shopping, restaurants and walking along the River Walk

Naper Settlement offers enjoyment for all ages; view the website www.napersettlement.org for a listing of programs and events

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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