

Kingspointe of Naperville Newsletter WINTER 2023-2024



“Member Portal”

Each owner has access 24/7 to their assessment record, contact information and work order status via the official website www.kingspointecondominium.org select the Member Portal tab and follow 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: The Kingspointe of Naperville Subdivision FB 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

2024 Homeowners Association Meetings 2nd Mondays - 6:00pm Virtual

Monday, January 8

Monday, March 11 ****Annual Board Elections Only**** in person

Naperville Municipal Center 400 S. Eagle St. Lower level

3rd Monday, March 18

Monday, May 13

Monday, July 8

Monday, Sept. 9 “Budget”

Monday, Nov. 11

Meetings are held virtual online except Annual Board Elections to vote. Moving forward, March meeting will be separate from Board Elections.

****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 elections****

FYI - 2023 financial audit will be conducted in 2024

Snow Removal Call System - Complaints Only

Owners can call Supervisor **Juan 630-278-5491**. He will be running the machines and able to follow up on issues during plowing. He cannot answer the phone while operating the skid steer. Please text Juan to report concerns during snow removal operations If he doesn't answer phone. After plowing is completed, owners should contact EPI regarding concerns/issues.

ASSOCIATION INFO....

BUDGET: The 2024 budget is available on the official Kingspointe website, see EPI email 12/28

ASSESSMENTS: There will be a 1.34% increase for 2024 refer to Kingspointe budget email address list 12/28
Note: Due to budget delay, there won't be a late fee for assessment payment in January

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

ICY DRIVEWAYS: Salting the driveway is the owner's responsibility

Freezing Tip - frigid days leave water dripping on faucet to prevent pipes from freezing

PORCH/GARAGE LIGHTS: The outside 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-lit.

NOTE - Rear coach lights will be replaced in 2024

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 rear space of the driveway isn't allowed. Blocking the sidewalk and overnight parking on all streets 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.

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



PETS: There have been 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

CHILD SAFETY: Please talk to your kids about looking out for cars when running, 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

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.

HOLIDAY DECORATIONS: All decorations **must** be removed **30 days after a holiday** or a Fine will be incurred. Thank you for being festive in our community.

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 can share the Newsletter with tenant

Covid-19 still exists...

Please continue to be safe

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

Kingspointe of Naperville is managed by:

EPI Management Co., LLC
14032 S. Kostner Ave., Suite M
Crestwood, IL 60418
Telephone 708-396-1800
Fax 708-396-9831

