

Kirkwood Homeowners Association Annual Meeting

April 28, 2025

The regular meeting of the Kirkwood Homeowners Association was called to order on April 28, 2025, at Levi Jackson State Park, Rose Shelter. President Keith Nicholson called the meeting to order.

Acting Secretary, Kim Corry read the minutes of the last Annual Meeting and the Treasurer's Report. Our current bank balance is \$5,376.50. Keith Nicholson approved the minutes and treasurers report and Carl Cox 2nd the approval.

Maintenance items discussed: sidewalk replacement, subdivision lighting and tree trimming.

- **Lighting:** As you may already be aware, we have started replacing the lights around the subdivision. If you have a light near your home or know of a light that is not working, please let us know the light number or where it is located so that we can send that information to Jackson Co RECC for replacement. They only replace them as they go out.
- **Sidewalk Repair/Replacement:** This year we have no other options; we have to replace multiple sections of the sidewalks. The roots have pushed up sections causing major trip hazards. This is a significant liability for our neighborhood. We have already walked the neighborhood and located the sections that need replaced. We expect this cost to be \$10,000+.
- **Tree Trimming:** The last time we trimmed the trees was in 2021. We will be trimming the trees again this year. We are actively getting estimates for this service. We expect the cost to be around \$10,000.

PLEASE READ:

We are still having issues with speeding in our subdivision. Everyone should already know that we do not need to speed through our roads. This has been an issue for years. As the days are getting warmer outside, we have a lot of kids in our neighborhood playing, riding bikes and people walking. **PLEASE** be considerate of your neighborhood and the families that live here. We **do not** want anyone hurt because of speeding. Please reiterate this information to your kids who are of the driving age.

Also, if you are walking your dog, you **HAVE** to pick up after it. Please do not let it go on someone else's lawn or on the sidewalk.

DUES:

We discussed changing the dues thoroughly. It takes around half of our annual dues for electricity which cost \$7,000+ a year. With major maintenance issues that need completed, we decided to do an annual assessment for this year. The dues will stay the same as last year, \$250.00. The assessment will also be \$250.00. The annual dues and assessment apply per lot. We want to keep our neighborhood in the best shape possible, but due to the increase in prices and the maintenance that we have to do this year, we do not have another option. Please reach out with any questions.

PLEASE REMEMBER

All changes/alterations/additions to your property **MUST BE APPROVED** by our board. Listed below are the new Board Members and Chairs for the 2025 term. Please feel free to contact any of us for concerns or questions.

- Keith Nicholson, President – 18 Kirkwood Drive, London, KY 40744 - (606) 344-5185
- Kim Corry, Sec/Tres – 45 Tanner Way SW, London, KY 40744 – (606) 622-6081
- Carl Cox, Board Member – 590 Kirkwood Drive, London KY 40744 – (606) 521-5634
- Don McFadden, Board Member – 731 Kirkwood Drive, London KY 40744 – (606) 312-1618
- Rhonda Turner, 17 Kirkwood Drive, London KY 40744
- Shane McCowan, 516 Kirkwood Drive, London KY 40744

Lastly, we hope that you will consider being a part of and becoming active in our association and neighborhood. We want everyone to be involved, and we value your opinion on how we can make our subdivision better. We love our community, and we want to hear your concerns or ways to improve.

When making your payment, please provide your cell phone number. We think it will be easier to keep everyone updated via text messages.

Thanks,

Kim Corry, Sec/Tres