

Mt. Vernon Village Voice Newsletter – Nov. 2025

Written by Jo Benedetti

HOA Dues Increase to \$463 January 1st, 2026

In accordance with our CCRs, and because we need to keep up with rising costs, dues will increase by 3% without a need for a special vote. To simplify the accounting, we rounded down to \$463. To avoid the \$50 late fee, be sure when making your payment at the end of December that you use this new amount. If you pay through your bank let them know to process before the 1st of the month in case of postal delays. Signs will be posted on our mailboxes, and we will be sending another reminder by US mail around mid-December.



MVV Parking Problem – Cars with expired tabs to be towed 30 days' notice:

Residents have been raising concerns

Vehicles with expired license tabs will be tagged with bright green notices from Lakewood Towing in the coming weeks. The tag will include the towing date.

Owners must either move these vehicles into their garage or update their tabs within 30 days.

While updating tabs may not totally solve our parking issues, it prevents MVV from being used for abandoned vehicles.

to the Board about the increasing number of cars parked outside, which is starting to make Mt. Vernon Village resemble apartments. However, requiring residents using their garages or imposing a parking fee is extremely difficult to not only track, but also enforce, and therefore is not a viable solution. However, Article 6 of our CCRs, (Covenants, Conditions and Restrictions), does allow the Board to remove cars with expired license tabs after providing 30 days' notice at the owner's risk and expense. Earlier this month we identified 11 cars with expired tabs. Last week the Board voted to implement this policy:

The Board has no way to identify all cars with expired license tabs. The tag affixed to your vehicle serves as official notice. We will post notices on the mailboxes to remind all residents to check their cars.

MVV Committee formed to address the number of rentals

Our current insurance provider recently informed us that HOAs with more than 20% of units rented out could result in a significant premium increase. (Our insurance already makes up nearly 25% of our budget.) Scarier than that is we were also told HOAs with 40% rental properties may not be renewed for insurance altogether—posing substantial financial risks to all of us here.

Following feedback from our well-attended September community meeting, the HOA Board, in collaboration with a dedicated committee, is working on an enforceable plan which will limit rental units to a **15% cap** (up to 21 homes). Existing landlords will retain their rental status under a grandfather clause.

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Adoption of this new policy will require approval by a super-majority (75%) of the membership for inclusion in the CCRs.

Most importantly, a rental cap protects us from losing our insurance. We also want to deter investors who buy into MVV with only the intention of renting out the property, making MVV more like apartments.

Currently records show we are on the cusp of 15% rentals. However, not all owners keep us updated about their rental properties as

required by the CCRs. Putting together a policy may involve committee members making contact with some of you. We hope that you will be responsive, as collective involvement is vital in making this happen.

The Board will also be in touch with our attorney about how to proceed. More information will be coming in the next months. Informal community meetings will also be held before a vote. Please be sure to stay informed.



Please Keep Your Dogs on a Leash! Recently, a leashed dog was attacked by another resident's loose dog, resulting in injury to the other dog and a vet visit. For the safety of all of us, dogs must be leashed as required by Section 9(b) of the Rules and Regulations!

Hootie 1990-2025 – May She Rust in Peace



You could always hear her coming. Sometimes it made you smile, but if you slept in late, you might have cursed her, especially in summertime when your windows were open. She knew how to rumble, even though her top speed was only 30 mph. Hootie was loud. She was cranky and unpredictable. She didn't always start when you turned the key.

But she leaves a legacy as a dedicated mascot and a loyal servant to Kirk and MVV to the very end. You do have a few more days to pay your last respects to the Hootie at the RV lot, before it's hauled off to the Junkyard.

Hootie is survived by her stepdad Kirk, and original dad Keith, former MVV resident. In lieu of flowers, the Hootie family asks that you change your oil every 5,000 miles, don't text while driving, and always keep both hands on the steering wheel...(at the new standard of 9 and 3 o'clock!). 😊

Mt. Vernon Village Townhouse Association Board *Please call at reasonable hours: not before 9 am or after 5 pm)*

President: Brian Benedetti - 253-312-3183

Secretary: Kasey Zeigler – 253-307-9104

Clubhouse: Loretta Ryan – 253-267-4722

Pool: Corina Wietasch 253-208-8346

Insurance: Anne Fritschy - 253-740-6004

Grounds: Kurt Thompson – 253-202-556

Architecture: Debbie Shoop – 253-888-3653

***Welcome:** Maggie Hayden – 253-740-6331

Maintenance Employee: Kirk Gist 253-343-8140 (M-F 7:30 am-4:00 pm)

Lakewood Police Department Non-emergency – 253-287-4455 (Call 911 for emergencies only)

Adult Protective Services – (Wellness checks on residents) 877-734-6277 (Mon-Fri. 8 am- 5 pm)

**If you are a new resident to MVV, please call Maggie for a Welcome packet*

Check out our website for more information at <https://www.mtvernonvillage.com>