

General Membership Meeting to Ratify 2026 Budget :

When: January 14, 2026

Where: Clubhouse

Time: 7:00 p m

HOA Board Accomplishments in 2025:

1. Our road was repaved (costing \$162,779), WITHOUT an assessment!
2. Two buildings painted.
3. New gutters installed on 3 buildings.
4. TPO on 8 flat roofs replaced (\$44,816).
5. Worst section of sidewalks redone (\$11,890).
6. Removal of two large trees damaging property.
7. New website under design. Residents registering will have option to pay online (for a fee), and may conduct private communications online. Newsletters are added, in addition to all MVV documents.
8. Communication included 6 informational meetings with Kirk and Brian and the Board, plus 8 newsletters. Plus, Google: *YouTube+Mt Vernon Village+Road* and you can view a video on our new road.
9. Kirk continues to repair our old sprinkler system heads. The are now on timers and no longer need to be turned on manually.
10. Installed two new outside patio fences.
11. Committee formed to keep track of cars parked here for towing if license tabs are expired.
12. Committee formed to plan and organize a vote for a rental cap to limit percentage of rentals.
13. Working with attorney on foreclosure of residents in arrears(\$400 per hour).
14. Started process reviewing and updating MVV documents which have not been done for MANY years.
15. ***This one is the big one:*** For two years in a row, no money was permanently withdrawn out of Reserve/Savings, even with the road expense. The Board deposits \$7000 each month into reserves and in addition to that we hope to transfer an additional amount to bring our year-end balance to \$400,000. This more than doubles our reserve account from Jan. 1, 2024, where our balance was \$153,775. This should elevate our Reserve Study rating and help secure our insurance status.

Second Notice: 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 less than 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 pay this new amount no later than the tenth of each month. If you autopay through your bank please make sure they have the correct amount for your next payment and let them know to process before the 1st of the month in case of postal delays to avoid a late fee.

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: Karen Augustine 254-227-6741

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>