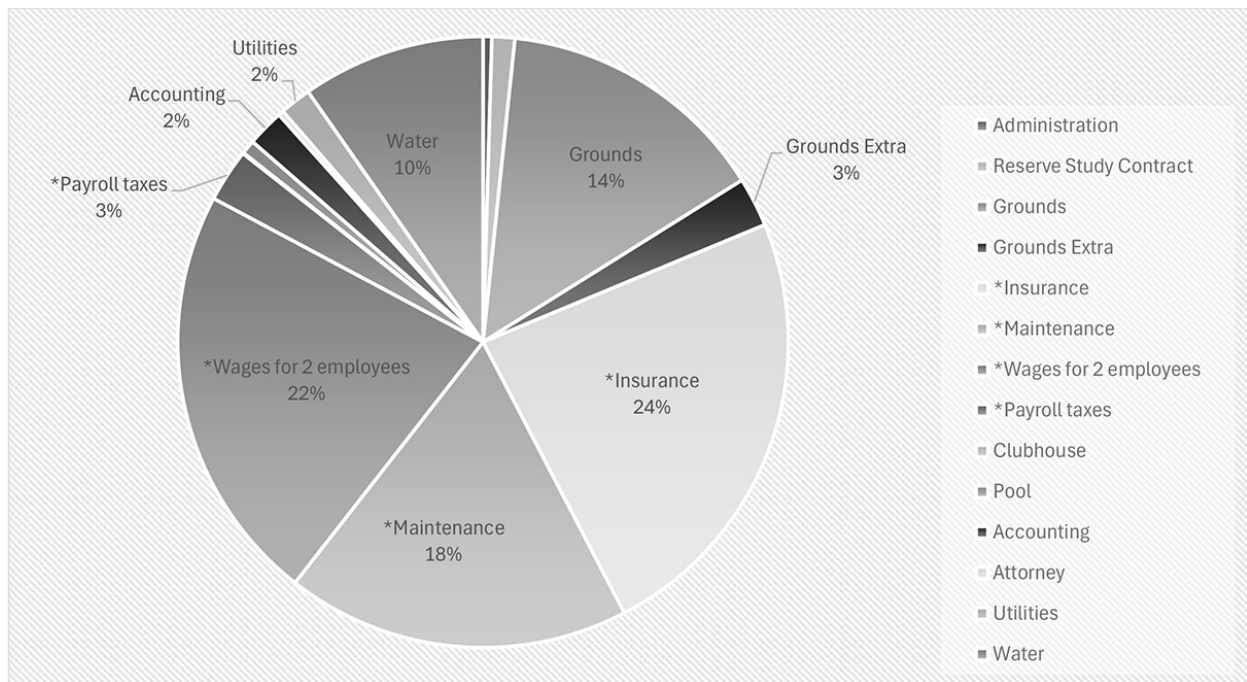


Chapter 3 : “How are our HOA dues dollars spent?” - GROUNDS

It costs a lot to take care of 15 acres of lawn. Our total GROUNDS budget is \$91,316 which is 17% of the budget. This also includes GROUNDS EXTRA, which includes repair of our aging sprinkler system, pruning, and aerating. If you do the math, that amounts to \$55 a month for every unit. While we are not expecting to go over budget this year, we will be spending close to this amount. Earlier this month, our contracted service J Lawn Care repaired sprinkler zones in front of 8650 and 8652. The plan is to make repairs incrementally over the next two years so that we don't bust our budget. Not included in the GROUNDS is the high cost of watering the lawn each summer. (As mentioned in the last newsletter, that comes out of WATER.) Below is the 2024 budget showing line-item percentages of our \$535,000 budget.



Walk-About #3 with Kirk and Brian – Saturday, August 24 at 10:00 am



This Saturday will be the last of three walkabouts for the year. We would like to extend a special invitation to all new residents. Aside from talking about budget issues, Brian and Kirk will point out why some projects need to be put on the back burner in favor of those needing more immediate attention. An example of that is sidewalks that are a safety hazard, as seen here in front of building 8624.

Kirk has really been kicking it these past weeks. With Juan's parttime help, and Brian's volunteer help, he was able to paint three buildings (8604, 8618, and 8620), in only one month, while staying within the budget.

Debbie Watt, Volunteer Extraordinaire!



Debbie Watt has lived in MVV since 1972 and is one of maybe three owners who moved here when construction was not even finished on all of our buildings. She has volunteered for decades in many capacities. I have lived here since 1992 and remember her walking around every night taking note of which lampposts had burned out. She continues to do this today and says her job is made easier because of LED lights. Debbie previously served as a Board Member in charge of the Clubhouse and continues to help our current Clubhouse chair, Loretta Ryan. She also took extra weeks on the Pool Committee this year, serving four weeks total. Debbie is a huge dog lover and dogsitter and always carries dog treats in her pocket. You have probably seen her walking around with Cosmo, who she takes care of often.

Thank you, Debbie!

Thanks to residents and the Volunteer Pool Committee

Thanks to all residents who helped to make this a pretty great season with very few issues. The pool volunteers appreciate the courtesy of the residents who made sure to leave the pool in good order. Thanks also to Pool Volunteers: Debbie Watt, Maggie Hayden, Diane Lambert, and Jo Benedetti. The pool will be closing the day after Labor Day on September 3, in part, because we now have only four volunteers remaining on the committee and they have already served their weeks of duty.

Mt. Vernon Village Townhouse Association Board

Please call at reasonable hours, (for example, not before 9 am or after 5 pm)

Co-Presidents: Cindy Gist - 253-582-1646

Insurance: Anne Fritschy - 253-740-6004

Maintenance: Brian Benedetti - 253-312-3183

Clubhouse : Loretta Ryan - 253-267-4722

Brian Benedetti - 253-312-3183

Architecture: Debbie Shoop - 253-888-3653

Grounds: Keith Lovell - 253-882-4216

Pool Committee:

Welcome: Maggie Hayden – 253-740-6331 (If you are new to MVV, call for a Welcome Packet.)

Maintenance: 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.)