

Chapter 4 : “How are our HOA dues dollars spent?” - MAINTENANCE

Given the age of Mt. Vernon Village, Maintenance is the most important budget line item because it’s all about protecting our property values and safety. MVV employee Kirk Gist and HOA Maintenance Chair, Brian Benedetti work together to prioritize what is most needed. The budget for Maintenance covers the following:

- Roofs - repairing and replacing
- Dry rot and new siding repair
- Sidewalks – plans are to redo the buckled sidewalk in front of building 8624
- Painting buildings –Kirk was able to paint three buildings this summer
- Gutters
- Pool maintenance of pump room and equipment
- Fences, including patios, pool, community
- Roads/paving
- Chimneys
- Clubhouse repairs, such as painting and plumbing issues
- Outside security lighting



Grab some popcorn and watch the MVV Movie - Starring Kirk Gist!

We appreciate all who attended the three walk-about with Kirk. Brian has produced a YouTube of all three walks which is now released for viewing on YouTube at:

<https://bit.ly/4eakKz5> (An easy way to find it is to Google: YouTube + MVV Summer Tour 2024)

We would love for everyone to watch this video, even if you were on the walk-about, but especially if you weren't. And if you have questions about how maintenance projects get prioritized, this video may very well answer them. Our community, at first glance does look very nice, in part because of what Kirk has been able to accomplish in the past years since he was hired. But this video will show you up close what Kirk is dealing with and will also answer some of your questions about why things cannot always get done right away. If you have no way of watching, please leave a message for either Kirk or Brian and the Board will look for a way to schedule a “movie night” for folks to watch together. (The Clubhouse does not have Wi-Fi, so we might have to get creative.)

Join Kirk and Brian for a “Sit-About” In addition to the walk-about, Kirk and Brian would like to invite all interested residents to a meeting in the Clubhouse. They will answer your questions and discuss the recent independent state-mandated Reserve Study and what that means for MVV Maintenance projects. We especially hope that new residents show up. Please show up at the Clubhouse at one these scheduled dates:

Sat. Oct 26, 2024 – 10:00 am and Sun. Nov 10, 2024 – 10:00 am.

One more Maintenance item: Kirk’s part-time employee Juan Rodriguez gave notice of his resignation. His last day was August 31. It was good having him work during the busier spring and summer months, especially with painting. Because the Board needs to address recommendations from the Reserve Study, especially the issues flagged in the report, there are no plans to hire a replacement at this time, so Kirk is once again working alone.

Over →

Two Friendly Reminders About Remodeling

#1. Please be sure to check with HOA Architecture Chair, Debbie Shoop for approval if you are remodeling. This includes, but is not limited to, replacing windows, front doors, awnings, garage doors, etc. There are rules established by the HOA that help with the uniformity to our buildings to maintain an aesthetic appeal to MVV. (Who wants to live next door to someone who painted their garage door Seahawks colors? Or worse...San Francisco 49ers colors! ☺)

#2. When remodeling, please consider your neighbors. There is a noise ordinance from The City of Lakewood Municipal Codes (Section 8.36), but we won't bore you by citing it word for word. Essentially it says that remodeling/construction noise should not start until after 7:00 am weekdays and needs to stop at 10:00 pm. On weekends it can start 9:00 am, but still ends at 10 pm. (Yes, the Code discriminates about times for folks who work weekends. If you want to be a *really* nice neighbor, maybe consider starting after 8:00 on weekdays.)

One more thing: If you are doing a major renovation to your unit, do check with the City of Lakewood for any necessary permits. Check out our website for more information at <https://www.mtvernonvillage.com> .

Winter is Coming - What You Can Do to Keep Rodents Away

Yuck! Rats! Did you know they are very intelligent, resourceful and athletic? Like raccoons, they can scale fences easily, right into your patios. Besides being gross, rats and other rodents, can cause structural damage to your home, including electrical wiring. With winter coming we want to remind folks of what you can do to keep rodents away:

- If you keep firewood on your outside patio, store it loosely and not close to the house. Rats look for shelter in woodpiles.
- Pet food, pet excrement, and water left on outside patios rings the dinner bell for them. (When folks use DeCon, rats look for water.)
- We know people love to feed the birds. If you must feed them, please do some research on using the right kind of feeder, such as one made from metal or glass. Also clean up any birdseed that spills on the ground. And because rats can chew through plastic easily, please store birdseed in metal containers.

Hopefully none of us will have this problem, but if you do, hiring an exterminator is the resident's responsibility and not the HOA Board. You can also talk to the neighbors in your building to see if they are experiencing a problem too.

Welcome New HOA Pool Committee Chair, Corina Wietasch

Corina was appointed by the Board to fill the Pool Committee Chair vacancy. In previous years Corina had served as a volunteer for many seasons and already knows the ropes! Welcome Corina!

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

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

Brian Benedetti - 253-312-3183

Architecture: Debbie Shoop - 253-888-3653

Pool Committee: Corina Wietasch (253)-208-8346

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.)