

ALERT: Repaving Our Roads at Mt. Vernon Village – May 19-23, 2025

As part of our recent dues increase, we will begin the much-needed repaving of our road at MVV. After reviewing three bids, the Board selected Looker Asphalt, a highly reputable company, to start May 19th. Although the notice is shorter than preferred, we are taking advantage of good weather and their availability.

They will grind and repave one half of the road at a time to ensure smooth navigation around the complex. Only the road is being repaved, not the alleys at this time. Detailed notices will be sent out as we get closer, and guides will be available to assist everyone.

If you have any questions, call Kirk Gist at 253-343-8140 (M-F 7:30 am – 4:00 pm)



Oil Leaks

If your car drips oil, and you park outside of your garage, put a drip can under your car. Oil will eat new asphalt which is the last thing we need with a new road.

Seven New Flat Roofs

We are pleased to say there were no roof leaks this winter thanks to Kirk's preventative measures and the installation of seven new slanted-rail TPO coverings for our flat roofs! This provides us a 20-year warranty and prevents ponding.

Results of the Vote for New Board Members

Congratulations to the three board members elected at the last all-member annual meeting: Kasey Zeigler, Debbie Shoop, and Brian Benedetti. And thank you to Cindy Gist for her service, who resigned from the board after serving for four years as Vice President and Co-President.

Pool Open June 1

The pool will be open soon! Board member Corina Wietasch leads the volunteer pool committee. Please follow these rules to ensure an enjoyable year for everyone:

- Always accompany your family or friends using the pool.
- Return furniture if you move it; pool volunteers will appreciate it.
- No smoking or alcohol allowed.
- Only service animals are allowed in the pool.
- Babies must wear protective pool diapers, not regular diapers.
- Take home soiled diapers; do not place them in trashcans in the bathroom or pool area.
- Keep noise to a minimum; please curtail unnecessary kids' screaming.
- Regarding trespassers: If a resident asks if you live here, please don't be offended. Thank them for keeping an eye out, as this helps deter trespassers and is a great way to meet your neighbors!

Mt. Vernon Village Rules & Regulations

The Board has updated the Rules & Regulations document

at <https://www.mtvernonvillage.com/documents> for the first time since 2016.

Please review the new draft and share your feedback. The Board updates this document without a member vote, yet we want you to be able to see it before it takes effect on May 24, 2025. We also make sure it adheres to the MVV CC&R's (Covenants, Conditions & Restrictions).

Next, we will start updating the bylaws, which will require member feedback and approval before being implemented. MVV volunteer, Wendy Hughes, has already started updating our bylaws, which will be reviewed and edited as needed by the Board, then presented for a member vote in the coming months.

Reduction of Past Due HOA Payments

At our January budget meeting, many of you emphasized the need for diligence in collecting dues from residents who are past due, especially those who habitually pay late. To address this, we involved our attorney sooner with some offenders and increased the late fee to \$50, making it a continual monthly fee until all payments are up to date. This has resulted in a 55% reduction in arrears, indicating these measures are having an effect.

\$50 late fees will apply monthly until the full amount owed is paid, including dues, fines, interest, and other charges.

Thank you to everyone who has been sending in HOA payments on time. It is responsible and fair to all, and allows us to operate more efficiently and complete necessary maintenance projects.

Phone Numbers Needed!

To improve emergency communication, we need phone numbers of all homeowners and an emergency contact number. These numbers will be kept secure and shared only with key Board members.

Please attach these phone numbers to your next HOA check or send them via the website at <https://www.mtvernonvillage.com/contact>.

Thank you!

Mt. Vernon Village Townhouse Association Board

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

President: Brian Benedetti - 253-312-3183

Insurance: Anne Fritschy - 253-740-6004

Secretary: Kasey Zeigler – 253-307-9104

Clubhouse: Loretta Ryan - 253-267-4722

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

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)

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

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