

# THE MT. VERNON VILLAGE VOICE - August 2023



## PROPOSED DUES INCREASE. IT'S ABOUT OUR PROPERTY VALUES

We have made a lot of progress these past few years with the maintenance and repairs of our aging properties. However, with the rising cost of inflation we can't continue to meet all homeowners' expectations with our current budget.


To address our budget deficit, the MVV Board proposes increasing our HOA dues to \$350.00 per month, effective January 1, 2024.

## MARK YOUR CALENDARS

- ❖ Wednesday Sept. 6, 2023
- ❖ 7:00 pm at the Clubhouse.

***Please note: This meeting will ONLY be for budget needs.***

## WHY WE NEED THIS:

- Our insurance has increased significantly from last year, from \$73,000 to \$104,000, a 42% increase. Obtaining insurance for an older condo community like ours is *very* difficult.
- Landscaping has increased 10% every year.
- Water has increased 5%.
- New gutters per building cost \$7,500.
- Leaks are a huge problem for maintenance. The cost of upgrading the flat garage roofs for a whole building can cost up to \$20,000, depending on the number of units per building. Improving units with flat roofs over living areas need to be upgraded to avoid inside water damage. These cost \$6,800 per unit.
- Bids for replacing the 50+ year old sprinkler system have been \$200,000.
- Pool chemicals and operating expenses are up about 10%.
- Road resurfacing bids are \$160,000 (not including alleys).
- Replacement of remaining sidewalks cost \$40,000.
- Siding, cement, and painting supplies have also increased significantly.
- We need a new pool gate that closes properly, for safety reasons, with entry accessed by a code to discourage trespassers from using our pool. 

- Kirk needs more help. A community our size cannot be effectively served by one employee. Hiring a skilled assistant who is willing to accept \$20 per hour is not going to be easy to find. Residents who have lived here for a while will remember in years past that MVV had two full-time maintenance employees. Aside from being the only employee, Kirk also has the added summer duty that previous maintenance employees did not have - full responsibility for the operation of the swimming pool. (Previous maintenance employees had little to do with our pool because an organized trained pool committee performed most of the duties.)

### **GOOD TO KNOW:**

**Mail stop:** If you go on vacation and need the post office to hold your mail you can do so online at <https://www.usps.com/manage/hold-mail.htm> . (It might be easier to Google *Hold Mail+USPS*.) OR you can also visit any post office in person and make this request. What's great is that you can choose to have the mail carrier deliver your mail the day after you return.

**Lakewood Police Dept. non-emergency phone:** If you experience a theft that is not a current threat, do not call Kirk. Instead report it to the Lakewood Police Dept. at their non-emergency phone number. 253-287-4455, then press 2.

### **THANKS TO OUR VOLUNTEERS:**

Until our sprinkler system can be replaced, we rely on **Jo Benedetti and Keith Lovell** to manually turn them on, as many zones no longer work on timers. Kirk and Keith are constantly replacing worn pipes and sprinkler heads. Long time resident, **Loretta Ryan** kindly offered to step up in taking over the cleaning of the clubhouse after the board member in charge resigned. Loretta is now filling in for this position until our next election. **Maggie Hayden and Gary High** volunteer with Jo to deliver this newsletter to your door. (Did you know that they save the MVV budget \$86.94 in postage each time they do this?) Also thanks to **Debbie Watt**, another long time resident, for all she does to help our community.

Shout out to the residents using the pool who have been accommodating our request to return furniture if they move it. For most of this summer, folks have been courteous and we have not experienced any vandalism. We still need to remind residents that they must accompany their guests at the pool. And also please be courteous and about the number of guests you bring at one time.

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