

**MT. VERNON VILLAGE
ASSOCIATION BOARD**

PRESIDENT

AVAILABLE 10AM to 4 PM
BARB BALDASSARI - 253-582-2066

VICE PRESIDENT

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Cyndyw6118@comcast.net

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ROBERT DALE - 415-377-9574
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MON THRU FRI ONLY

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Sticks69u2@sbcglobal.net

GROUNDS

KEITH LOVELL - 253-301-1055

POOL

DEBBIE GARRINGTON- 253-588-3789

CLUBHOUSE

FRANK MARCELLA

**FOR CLUBHOUSE RESERVATIONS:
CALL FRANK AT 253-582-1776
ONLY CALL FROM 8:00AM to NOON
Monday thru Friday**

WELCOMING / INSURANCE

MIKE DAVIS- 253-651-3943
mvmikedavis@gmail.com

**MT. VERNON TOWNHOUSE ASSOCIATION
8600 ONYX DRIVE SW
LAKEWOOD, WA. 98498**

**Recipient Name
Address
City, ST ZIP Code**

Mt. Vernon Village Newsletter

MAY 2021



Contact Us

Mt. Vernon Village
8600 ONYX DRIVE SW
Lakewood, WA. 98498

mtvernonvillage.com

The Association has an agreement with Lakewood Water to monitor our water usage to let us know if one area or building of the complex has a higher than usual meter reading usage. The reason for this is to help us pinpoint any possible leaks or line breaks quickly. We are fortunate to have this great working relationship with the water company because our water bills are a major component of our yearly budget.

In April, the water department notified us that one building was showing a much higher than normal water usage. Our maintenance team immediately started to investigate to locate the issue. When maintenance could not locate a specific location from all the places he had access to, we had to start going to each individual residence to look for the issue. To do this, we had to hire a "water line locator" person, at the cost of several hundred dollars (\$585.00). Maintenance, along with the water guy went from residence to residence, shutting each unit off and watching the meter as each single residence was turned back on. The leak was located. The homeowner then disclosed that they had a leaking

toilet for **five** years and thought that just by turning off the valve behind the toilet, that would fix the problem. The resident also advised that they had a faucet leaking and the Hot Water Tank was also leaking and needed repair.

This brought up the issue that homeowners really must do basic home maintenance, especially when there is a financial impact of hundreds of dollars to the entire community. The Association pays for water, so when there is a leak, we all pay for it from our dues.

This incident has the Board considering a revision to the CC&R's to allow the Board to impute financial costs to an individual resident when it is discovered that the excessive water usage is due to lack of basic maintenance not being performed by the homeowner.

Homeowners are responsible to do basic home maintenance inside their residence. We are appealing to you to please fix any running toilets and leaking faucets. Be a good neighbor in this community.

MAINTENANCE:

Maintenance and grounds are working on the sprinkler system to prepare for the warmer weather. Our sprinklers are on their last legs, and really need to be replaced and upgraded. We do not have the money to replace the entire sprinkler system and due to hodge-podge maintenance of them in the past, we are spending a great deal of time trying to make them work. The Board is considering options, but they all cost money and the budget can only be stretched so far. It has been found that cars parking on the outer circle have run over and damaged/broken many sprinkler heads. We will be placing more rocks to the areas affected to stop this damage. If damage continues, we may have to seek other options, such as changing the rule that allows parking on the outer circle. We want to avoid that solution, so **please** park your vehicles in your garages, along the school fence or in the designated parking spaces and help us avoid damage to the sprinkler system.

**THE NEXT NEWSLETTER WILL BE
OCTOBER 2021**









