

Chapter 5 : “How are our HOA dues dollars spent?” - Wages and Payroll Taxes: Let’s talk about MVV employee, Kirk Gist:

(written with permission from Kirk Gist)

Wages/Payroll Taxes make up approximately 20% of our total Budget. If you recently hired a subcontractor, plumber or an electrician, you already know the hourly rate is between \$60-\$75 an hour. Until last month Kirk’s hourly rate was \$35. He turned down a \$5 raise at the beginning of the year so that MVV could afford to hire a part-time employee to help him. When Juan resigned in August, the Board voted to add \$5 to his hourly rate. This is still not enough salary for any maintenance employee, especially one as highly skilled as Kirk.



Kirk Receives No Extra Benefits

I didn’t know this, so I imagine many others do not either: Kirk receives no benefits (other than those federally mandated. He is paid for Federal Holidays, Overtime, Sick Leave and Family Medical Leave). However, he receives NO paid vacation; NO health benefits; NO retirement; NO cell phone reimbursement; and NO holiday bonus. (And he also pays his HOA monthly dues, just like you do.)

When residents call Kirk on weekends and evenings for help, he often does not submit overtime. The Board is planning to budget added overtime now that Juan is no longer employed, and also because former Board member and resident, Keith Lovell has moved. Keith volunteered many hours helping Kirk these past years.

We would be hard pressed to find anyone close to Kirk’s expertise for \$40 an hour. He was hired in 2018 as our maintenance employee with a resume that included working for the railroad (for which he thankfully receives medical benefits). He was also employed by Hoover Homes as a contractor for 14 years and later worked as a construction manager at Lowes for 6 years. We are fortunate that he cares so much about our community because he and his family live here. You can imagine it’s not an easy job living and working in the same community. It is the Board’s hope that Kirk continues to work for us for many years to come.

Reminder: Join Kirk and Brian for a “Sit-About”

Kirk and Brian would like to invite all interested residents to a meeting in the Clubhouse. They will answer questions and discuss the recent state-mandated Reserve Study and what that means for MVV Maintenance projects and our budget. We especially hope that new residents show up. **Come to the Clubhouse this Saturday. Oct 26th 10:00 am – 11:00 am.**

Over ->

Important Announcement About Late Fees for HOA Dues:

This change starts January 2025. At the September meeting the Board voted to increase the late fee amount to \$50, (an increase from the decades old \$25 fee). Payments received after the 10th of each month will be assessed \$50 for every month paid late. In the past, some folks thought they could pay one late fee while sending in three months of HOA dues at the same time. That's not how it works. Anyone doing that will be assessed and added \$150 on top of your regular HOA dues for all three late payments.

This is enforceable: In Section 8 our CCRS, (Covenants, Conditions & Restrictions), which are the governing documents, late HOA payments after 30 days will also have an added 12% per annum in addition to the \$50 late fee. The Association may also bring legal action against the owner or can foreclose a lien against their property. Furthermore, the Association is entitled to recover costs of attorney fees.

Other Stuff:

Reminder: Have You Seen the YouTube video yet?

This was in the last newsletter too: Brian produced a YouTube of all three walk abouts last summer: You can find it at : <https://bit.ly/4eakKz5> or Google: YouTube + MVV Summer Tour 2024)

Yay! New Mailboxes...Finally!

We printed this before, but it bears repeating: Mailbox keys are like your car keys or house keys! If you lose or misplace them, contact the mailbox company for a replacement at 360-455-9078 or check out their website at www.florencemailboxes.com .



Remember to Vote November 5th.

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.)

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