

**MT. VERNON VILLAGE  
ASSOCIATION BOARD**

**PRESIDENT**

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

**VICE PRESIDENT**

CYNDY WRIGHT - 253-888-5404  
**Cyndyw6118@comcast.net**

**MAINTENANCE**

ROBERT DALE - 415-377-9574  
**uofw72dawg@comcast.net.**

**ARCHITECTURE**

Debbie Shoop - 253-888-3653

**MAINTENANCE CREW**

KIRK GIST - OUTSIDE URGENT  
MAINTENANCE ONLY - 253-278-1453  
MON THRU FRI ONLY

**SECRETARY**

MIKE HICKS - 253-365-0619  
**Sticks69u2@sbcglobal.net**

**GROUNDS**

KEITH LOVELL - 253-301-1055

**WELCOMING**

DEBBIE GARRINGTON- 253-588-3789

**CLUBHOUSE/ POOL**

FRANK MARCELLA

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

**INSURANCE**

ANNE FRITSCHY  
253-740-6004

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

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

# Mt. Vernon Village Newsletter

OCTOBER 2021



## Contact Us

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

[mtvernonvillage.com](http://mtvernonvillage.com)

## OCTOBER 2021 NEWSLETTER

By now you should have all received the letter regarding the 2022 Budget and proposed HOA Dues increase. I am sure there may be questions regarding the contents of the letter, and I would like to take this opportunity to clarify one section of the letter that should put your minds at ease. **There is no assessment due at this time.** The law required us to inform you in writing that our current reserve account has \$1259.75 per unit in it. The WAC refers to it as assessed value and the word assessment was confusing. We have never levied any assessment here at Mt. Vernon Village and by raising the dues, we are hoping to keep it that way!

For several years, the previous Association Boards did not reevaluate the dues and adjust them to keep up with inflation. That is one reason we are finding ourselves in a budgetary crisis.

The Pandemic is not helping us either because building materials and services have increased their prices to make up for lost revenue when the country quarantined and shut down. Put those two factors together and we find ourselves having to adjust to continue to work to increase the property values of our homes.

This Association Board serves as stewards of your dues. That is the primary reason for our existence. As stewards of the dues collected, we are constantly evaluating and allocating the money to where it will provide the greatest benefit for the entire community. When we paint a building, removing the dry rot and putting on new roofs and gutters, that improves your property values for years to come. New sidewalks, landscaping and water use management benefits us in many ways. New sidewalks reduce the risks of falling injuries and liability claims. The beautiful, landscaped grounds cause the resell values and basic property values to increase.

Our water usage is monitored monthly to try to catch leaks and prevent major damage.

It is especially important that you attend the November 2, 2021, meeting at the clubhouse at 6:00 PM. The meeting will only cover the dues increase and any questions you may have and then a vote will be by secret ballot as to whether the dues should be increased. You will not be allowed to vote by proxy in this process as the vote is only done by actual members present. If you do not show up, you do not have a vote.

Because our community was founded over 50 years ago, many of the CC&R's and Rules and Regulation no longer serve and address the current needs of the community. Our attorney has advised us on updated laws and regulations that pertain to our community, and we are working within those guidelines to continue to improve and update our property values.









