

**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

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

SEPTEMBER 2021



Contact Us

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

mtvernonvillage.com

SEPTEMBER 2021 NEWSLETTER

PRESIDENT'S MESSAGE

As summer gives way to fall, we begin to settle into another season while still living in this pandemic atmosphere. This summer brought us new financial challenges that will need to be addressed if we are to continue to improve our buildings and grounds property values.

POOL

The pool was vandalized this summer, and the TPCHD agreed that it needed to be closed for safety reasons. This vandalism was intentional, not accidental and we hate to think that anyone who resides here or anyone related to a resident would have intentionally done this. This act robbed the entire community of the joy of the pool for the summer. We are getting bids for the repairs and it is going to be very expensive, between \$25,000.00 to \$30,000.00. just to have the pool resurfaced and tile replaced. We do not have that extra amount in this year's budget, so we will be having to make some tough decisions on where to find the funds.

CLUBHOUSE:

The clubhouse is now available for reservations. Please contact Board Member Frank Marcella to reserve your date.

LANDSCAPE

The grounds have looked great this spring and summer due to efforts of Keith, Kirk and the landscaping crew. We also shout out thanks and appreciation to Suzy, who has donated her time, expertise and plants to help beautify our community.

The sprinklers have really been a challenge again this summer, but because there are no funds to replace the old, oft-repaired system, we are having to just attend to the immediate repair needs. Kirk and Keith have done a great job keeping up with them.

MAINTENANCE:

Report for July 2021:

- Everyday duty is to walk the rattrap line, picking up garbage and fixing vandalized fencing.
- Everyday duty: check the pool levels and chemicals even when the pool is not open.

- Mailboxes are vandalized about every other week, requiring constant repairs; old parts to fix the mailboxes are hard to find as they are so old and obsolete.
- Pressure washed the white vinyl perimeter fence, front and back, performing repairs; due to increased vandalism the property line fence repairs are significant and regular now.
- Repaired side of the pool wall that had deteriorated, replacing rebar and special cement.
- 8646 gutters were repaired due to wind damage.
- Building 8638 had dry rot removed and replaced siding and the entire building including all patios and party walls. Individual homeowners were not charged for party walls as the painting was for the entire building. Labor cost alone was \$8700.00.
- 8638 B was entirely resided with Hardy Backer before painting. Prior to painting patios, maintenance had to remove all personal items in patios and then put them back into place after completion. Board will

MAINTENANCE CONTINUED:

Discuss charging homeowners the maintenance fee for having to do this in the future when the homeowners don't do it themselves.

- Constant sprinkler repairs performed as valves are old and breaking after years of use.

REPORT FOR AUGUST 2021:

Maintenance Employee Noah moved in the middle of July, so Kirk performed all the following maintenance duties in August by himself.

- Building 8634 had dry rot on the side wall removed and new siding put up
- 8612A flat roof replaced and front side of gable re-roofed due to leaks.
- Building 8612 had the entire garage roofs replaced, step-down on garages replaced with Hardy Backer. Maintenance labor costs were \$13,500.00.
- 8604E had garage wrap replaced
- 8642B had leaky roof in patio area replaced and damaged sheetrock in kitchen replaced.

- Building 8632 had the entire garage roof replaced. Maintenance costs were \$11,500.
- 8640D had the main waterline replaced.
- 8626 and 8618A had gate valve replaced.
- 8644A and 8644B had dry rot removed and new boards installed around sliding glass door.
- 8644 had entire building painted including all patios and party walls with no charge to homeowners. Prior to painting the patios, Kirk had to remove all personal items and then put them back after replacement. Labor costs were \$5,500 not including the paint purchased.
- Everyday duty is to walk the rattrap line, picking up garbage and fixing vandalized fencing.
- Everyday duty: check the pool levels and chemicals even when the pool is not open.

New building paint colors have been selected to make the complex look more modern.

GENERAL INFORMATION

- Mt. Vernon Village is not responsible for any damage/vandalism done to your vehicles while parked outside your garages. Our community had become a prime target for the vandals roaming Lakewood and the Lakewood Police have advised that they will not respond to low level property crimes or take reports on the vandalism.
- Garbage cans must be put back into your garage the same day that garbage is picked up.
- Thank you to all who pay your dues on time. The success of our community depends on your dues. We have taken a legal stance to all who are delinquent by placing liens on the property which are not removed until all dues and attorney's fees are paid in full.
- There is a silver Scion parking in complex after dark. It is a homeless guy sleeping in his car. He defecates and urinates in plastic bags and throws the bags in our bushes! Kirk has had to remove the human waste. We are trying to work with LPD to get him trespassed. Beware!!







