

Mt. Vernon Estates Homeowners Association

May 2021 Newsletter

This is your annual association newsletter. Please read it.

Notes from Jim Laurain, President MVEHA

Just as the green grass begins to recover from the frosty winter we've endured, we look forward to a new season and the promise of a healthy return to normality soon. It has been more than a year since all of us have enjoyed the care-free moments we all took for granted, but now we are close to better times, and we should enjoy the pleasures of planning ahead.

Here are a few of the good things that have happened in Mt. Vernon Estates over the past several months:

- Home Price Increases – There is good news and bad news. The good news is that the prices for homes sold in Mt. Vernon in 2020 have increased about 6% since 2019. The highest price of the 15 homes sold in 2020 was \$360,000, and most homes sold for more than the list price. There is a shortage of homes for sale and lots of buyers, which is creating bidding wars. Real estate people expect this trend to continue throughout 2021. On the bad news side, gasoline and food prices have increased too.
- Schools– We look forward to going back to school in the fall. We are fortunate to have great schools near our subdivision - - Hill, Larson, and Athens.
- Food Trucks - - Thanks to Kathy Bauhof, MVEHA Vice-President, and Nicole Wilson, the subdivision has been visited by several food trucks selling everything from donuts to tacos. More food trucks are planned for this summer. The food trucks usually park on Cumberland at the entrance to Larson field.
- Landscaping - The entrances look very spring like with the daffodils and tulips in full bloom. Our new landscaping contractor, Greenline, is doing a good job at maintaining the entrances and areas along John R and Wattles.
- Santa Parade – Thanks to Santa Claus for taking the time to parade through Mt. Vernon and Windmill Pointe in December. Also, it was very nice for Santa to personally pick-up all the letters and requests to Santa and carry them back to the North Pole.
- Vaccines – Hooray for the COVID-19 vaccines. Although it sometimes takes a while to get vaccinated, it was worth the wait. And . . . there are no toilet paper shortages like last year.

2021 Dues Collection- Necessity to increase our dues to \$30

One of the main purposes of this newsletter is to remind all homeowners to pay their **ANNUAL DUES**. We need **ALL** homeowners to pay their dues in order to cover the expenses for the subdivision. Last year only about 82% of homeowners paid their dues even after past due letters were sent. A dues payment slip and a return envelope are attached to this newsletter for your convenience in paying your dues.

Costs have increased in recent years, primarily for landscaping related services. The annual cost of landscaping is more than \$7,000; required insurance costs almost \$1,800. In addition, there are expenses for subdivision activities, printing, state registration, garage sale, etc. In our 2021 budget, forecasted expenses will EXCEED dues collections at an 82% collection rate. **Long story short, after serious thought and debate, we are raising our dues to \$30 per household.**

Even at \$30, your dues are still a bargain compared to every other sub in Troy. Remember, your subdivision board is 100% voluntary, and we welcome your support.

Note: Please know that we have not raised the dues in 16 years. Sixteen years ago was 2005. Please help us help you and pay your dues ASAP.

2021 Subdivision Garage Sale

The annual garage sale will be held on Saturday, September 18th. We plan to continue the sale in September, and will post signs as a reminder in early September. Anecdotal evidence indicates that the 2020 sale was very successful; let's hope 2021 will be even better. We are still looking for a chairperson for the garage sale. It is an easy volunteer position. If you are interested, contact an officer.

Mt. Vernon Facebook Page

All residents of Mt. Vernon are invited to join our Facebook page. Simply find the page and ask to join. One of the administrators, Kathy Bauhof or Nicole Wilson, will let you in after verification that you live in Mt. Vernon. Our Facebook page is a great place to get subdivision news, events, items for sale or give away, city news and more. Your dues help pay for some subdivision events and the Facebook page keeps you informed so that you can enjoy these events. The Facebook page is kept private for our 420 residents to maintain safety and to prevent non-residents from making inappropriate comments or posts. Please feel free to invite your neighbors in the sub - - especially new residents - - to join.

Casual Bicyclists

Last fall an informal group of bicyclists started impromptu bicycle rides in Troy and surrounding areas. The groups were as small as three riders and as large as a couple dozen. This is to let you know about this new group in case you are interested. Rides are listed on the internet on "Nextdoor Digest". Newcomers are welcome to lead a bike ride. It is a great way to explore Troy and the surrounding area.

Annual Reminders

Dog Waste – Please remember to always pick up after your dogs on walks. It is not fair or respectful of your neighbors to leave your dog's "poop" in other yards. No one else should have to clean up after your pet. None of us want to step in it either. Also, please remind your children that it is their responsibility to pick it up when they are walking the dog. It is all part of responsible pet ownership. Thank you.

Maintenance Along the Fence Line – Houses that back-up to the perimeter on Wattles and John R Roads are required by City of Troy ordinance to maintain the area between the fence and the City roads - - Wattles and John R. Your homeowners' association pays Greenline to mow the grass between the fence and the roads to ensure these areas are properly maintained. However, it is the homeowner's responsibility to maintain the bushes, vines, and trees along the fence - - including the fence. Several homeowners have neglected this responsibility; it has become an "eyesore" and, in some cases, blocks the sidewalk. Proper maintenance of your fence and the things growing there is important to your neighbors and for resale values.

Speed Limit – Remember the speed limit in the subdivision is 25 miles per hour.

2021 Homeowners Association Meeting

The Mt. Vernon Homeowners Association by-laws require an annual meeting for all homeowners. Unfortunately, the 2020 meeting had to be cancelled because of COVID-19. We plan to try again on **Monday, September 13, 2021** at the Troy Community Center located at 3179 Livernois, **COVID PERMITTING**. We will confirm this on Facebook.

The annual meeting agenda generally includes 1) Treasurer's report, 2) landscaping report, 3) new business, 4) homeowner comments and suggestions, and 5) election of officers. Nominations for new officers are being accepted. Please forward your nomination for any officer position to info@mveha.org. Anyone interested in supporting MVEHA can contact any one of the officers.

MVEHA.ORG

Thank you Thank you!
We love your thank you notes and comments!

M V E H A 2021 \$30 Dues Payment Slip (Please Print)

Last Name: _____ First Name: _____

Spouse's Name: _____

Street Address: _____ Telephone #: (____) _____

Are you a new MVEHA Resident? Y ___ N ___

Email Address: _____ @ _____ . _____

(This e-mail address will be used for M.V.E.H.A. purpose only!)

Do you know that your association dues are an obligation of all homeowners in Mount Vernon Estates?

Please send your dues check to our treasurer, **Bonnie Daignault at 4127 Washington Crescent.**

Checks should be made out to MVEHA. Thank you.

www.mveha.org MVEHA (A Michigan Non-Profit Corporation Since December 5, 1967)