

This is your annual association newsletter. Please read it!

Mt. Vernon Estates Homeowners Association

www.mveha.org

September 2015 Newsletter

Everybody likes to hear good news so, here it is - - good news about Mt. Vernon Estates:

New Neighbors - As we reported last year, home prices in Troy and Mt. Vernon Estates are rising and approaching pre-recession levels. Rising home prices result in increased turnover of homes with new residents moving in. It is important that we greet our new neighbors and welcome them to our subdivision. Tell them about subdivision events like the garage sale and 4th of July bike parade and help make them feel at home. Perhaps a new neighbor would like to help out with a small job for our homeowners' association.

New Subdivision – In April, the Troy City Council approved a new subdivision, Pinery Woods, which will be built along the east side of Mt. Vernon Estates. The new sub will be built by Mondrian Properties and is planned to have 26 single family homes on 8,700 acres. Construction is planned to start by the end of this year or early next year, at which time Mondrian will announce a “grand opening”. A new entrance road off Wattles will be the first phase of construction. The Sales Office for the new sub did not have final pricing for the new homes as of mid-August. The development is a “site condo community” which means there will be a neighborhood association with responsibility for entrance upkeep - - similar to our subdivision association. The new homes are not condominium homes.

Displaced Neighbors?? – Did you know that there are “neighbors” already living in the woods east of our subdivision? Yes, there are a number of deer living there and they occasionally venture into the sub. We have seen them on the east side of the drainage pond along Greensboro and a buck was spotted in the Ramblewood entrance island last winter. The new Pinery Woods sub may cause a problem for our deer neighbors. (Courtesy of Dick Beuler)

Facebook Page

Mt. Vernon Estates is on Facebook. To join our page, please email Nicole Wilson at nwilson1001@gmail.com or Rebecca Anders at rebeccaanders4245@gmail.com. Events, activities, and additional subdivision information will be posted on this page! Thank you ladies for handling this.

Notes from the President

We are surrounded by greatness...

Let's face it, what makes a great neighborhood is great neighbors.

What are you doing to reveal your greatness? Sometimes greatness is shown when we pause to say hello to our neighbors. Sometimes greatness is shown when we help our sick, senior, or recently widowed neighbors. Sometimes greatness is shown when we simply help our neighbor move a couch. Regularly we have new neighbors moving into our sub, can you make 10 minutes to welcome them? Our association would greatly benefit if we had a welcoming committee and if you would like to help us with that, we would welcome you to! Please contact me anytime.

This year, I would like to specifically mention two of our greatest neighbors. First, Bonnie Daugnault, who has been our treasurer for over 26 years, lost her husband Dennis, the love of her life this year. Dennis was an outgoing, witty man and a real asset to Bonnie and our neighborhood. We are all saddened to see him go. Bonnie, you are truly one of the great people in Mt. Vernon Estates and we greatly appreciate all that you do for our association.

Out of nowhere, a new resident of Mt. Vernon Estates, Christine Carey Li offered to help me with dues collection last year and she has gotten us closer to our goal of 100% than we have ever been. Christine you are a Godsend and your efforts have really paid off! To all of you who paid your dues promptly, thank you! To all of you who don't pay your dues timely, shame on you for making us work so hard and for not paying your fair share. Our association takes good care of the common good of MVE and you mooch off of your neighbors. There is not greatness or honor in your behavior. Our dues are unbelievably reasonable at \$25 per year. Please pay your dues promptly.

Involvement:

As I said last year, I have lived in our neighborhood for about nine years, and I treasure the relationships that I have forged through our neighborhood association. Please come to the annual meeting and please say hello to your neighbors. Please consider helping us help you. How about a social committee? How about a new landscaping committee? Do you have any ideas? We welcome your involvement.

Maybe this is a good time to say hello to your neighbors and maybe make a new friend. Let's all watch out for each other and make good neighbors. It will make YOUR life better. How about carpooling the kids to school? Would that make your life better? Go Hill! Go Larson! Go Athens!

Jim Laurain

MVEHA President

Our by-laws

As I report to you in every newsletter, it is important to be familiar with and follow the association by-laws. We all joined our association when we purchased our homes. The rules are very basic and were established to limit our liabilities and establish basic appearance standards for the front of our homes, the perimeter properties, and the common areas, such as the four entrances to the subdivision. Please take a few minutes and review our by-laws which are posted on our website (MVEHA.org). If you are violating the by-laws or city codes in any way, please make the corrections yourself and save us all a lot of aggregation and hard feelings. Below is a link to some frequently asked code questions. www.troy.mi.gov/FAQ/codeenforcement

Anyone in the sub can call the city code inspector. They will come, issue a warning and if this issue is not resolved, a ticket. I have dealt with the code enforcers on several occasions, and I have found them to be very responsive, professional, and the city and the by-laws win every time.

More help wanted...

Please inquire about open positions with me, Jim Laurain at info@mveha.org or (248) 835-1278. If you have a little time to chair a project, deliver a few newsletters, or have some special skills that you would like to share with us (like graphic design), please let me know. Please consider trying one project, as it usually only takes a few hours to do. Many thanks to our helpers Rebecca Anders (social activities), Dan Greig (website) and Margret McGraw (garage sale). Bonnie Daignault has been our treasurer for over 26 years and she is quite the neighborhood historian. Thank you all for your years of service!

President

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Facebook Page

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2015 Dues

We are providing you with an envelope for your dues again this year. It is a reminder to pay your dues like any other bill. The dues for 2015 are still only \$25 per house, per year. While most people pay their dues promptly, some procrastinate or would like to know more about what the dues are used for:

1. Insurance - Legally, we are required to insure the common areas (if you do not pay your dues, your home is potentially susceptible to lawsuits pertaining to the common areas).
2. Lawn mowing - We mow the grass around the perimeter of the subdivision, on the entrance islands, and around the retention pond.

3. Entrance landscaping - To help maintain property values, we take care of all of the landscaping at the entrances - - fertilizer, weed killer, tulip bulbs, mulch, etc.
4. Subdivision activities – Annual garage sale, 4th of July and Halloween parades.

A full accounting for all subdivision expenses and an annual budget will be presented at the annual subdivision meeting in September.

Please use the form at the end of the newsletter when submitting your dues. Your prompt cooperation and payment is greatly appreciated.

2015 Homeowners Association Meeting

This year our annual meeting will be held on Monday, September 21st 7:00 pm at the Troy Community Center located at 3179 Livernois. The meeting begins at 7:00 pm and usually lasts less than an hour. Please watch for the signs at the entrances to our subdivision, and I will update the website. If you have never been to a meeting, please consider attending. The meeting is informative and I will be as entertaining as I can!

The annual meeting agenda generally includes the following: 1) Treasurer's Report, 2) Landscaping Report, 3) New Business, 4) Election of New Officers. Nominations for new officers are being accepted; please forward your nomination for all officer positions to info@mveha.org. Anyone interested in supporting MVEHA can contact any one of the officers.

Subdivision Social Activities

We know that it is very important for the development of our children that we create some good memories for them and that we invest in our neighbors. We host a few social events throughout the year such as the 4th of July bike parade and the Halloween parade. If any of you have any other suggestions and would like to chair an event, please contact Rebecca Anders. If approved, the association will cover all approved expenses, and your board will help you in any way that we can. Remember, these events don't have to be just for the kids. If you have an idea and would like to chair it, please get in touch with your board.

MVEHA 2015 Social Activities

Garage Sale - The sub-wide garage sale held in June was a success! Thank you, Margaret, for all of your hard work! Book the date for next year. It is always held on the Saturday after Father's Day!

Fourth of July Bike Parade - As usual, this was a success this year! Again, we had a fire truck show up, courtesy of the Troy Fire Department. The pictures are on the website. Thank you Steve Smitka for again stepping up and hosting the event this year!

Halloween Parade - This year the Halloween costume parade will be held late in October. This has been a long-standing tradition in our sub, and it is great to see the kids dressed in their costumes. Please come and go for a walk around our subdivision with us. The kids also love to see the neighbors on their front lawns cheering them on. Doughnuts and cider will be provided afterwards. We will post more info on the website in late October.

Landscaping Report

Entrance Maintenance – Although the growing conditions at the entrances are not the best for shrubs trees and flowers, the weeds seem to thrive in these conditions. Removing weeds is one of the more important and time consuming tasks to keep the entrances looking good. I believe it is important to keep the entrances attractive, as it is a reflection of our subdivision and it helps to maintain property values. Lawn mowing continues to be done by Sierra Landscaping and thank goodness Dick Beuther continues to give us some guidance as needed.

We (Dick Beuler and I) removed and planted a new tree in Lancashire Circle last fall. I really think that is it time that we look at all of the landscaping at the entrances to our sub and see if we can address them one per year until we have renewed all of them. Can to help us form a committee?

Our dues are very inexpensive. Please pay them promptly.

Mt. Vernon Estates Homeowners Association

Please remember to drive slowly and carefully in our subdivision!

There are many children, walkers, and bike riders here.

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

M V E H A 2015 \$25 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 a legal obligation of all homeowners in Mount Vernon Estates?

Please pay any overdue dues! Liens can be placed against homes that do not pay their required dues.

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

Checks should be made out to MVEHA. Thank you.