

**This is your annual association newsletter. Please read it!**

**Mt. Vernon Estates Homeowners Association**

www.mveha.org

**June 2019 Newsletter**

Here is some local news that will affect the homeowners in Mt. Vernon Estates.

**Notes from Jim Laurain, President MVEHA**

Every year, I am challenged to write these few lines. How can I keep their attention? How can I motivate them to care? How can I entice them to be involved and pay their dues? I think I'll tug on your heart this year.

Remember the surprise Christmas lights on a few of the trees at the entrances last year? Didn't the tulips look great? Remember the mums last fall? Do you think our kids made any lifetime memories during the 4<sup>th</sup> or July or Halloween parade? Did it make you smile while waving at a neighbor last month? Do you ever walk around the sub and comment about how nice someone's house looks? How about those "Athens graduate" signs in the yards right now? Did you ever stop to pet our cats who love to visit the walkers as they pass our house? How does all of this make you feel? Warm and fuzzy? Happy? Proud? Blessed? Thankful? You know this does not happen every where.

Neighborhoods matter. Neighbors matter. Friends matter. Taking care of our kids and the seniors in our neighborhood matters. Your Mount Vernon Estates Homeowners Association matters. Please care enough to do something more. Please pay your dues, come to the annual meeting, pick up the trash in your yard or in the street or blowing down Wattles. Just a little extra effort pays big results. For all of you who do the extras, THANK YOU! For those that don't please join us, we smile more!

Your all volunteer board, Bonnie, Dick and Kathy go the extra mile for all our residents. If you know them, please thank them. They are excellent people and if you would like to join our team, we welcome you.

Humbly, your volunteer president, Jim Laurain. jim.laurain@yahoo.com (248) 835-1278

**Some Gentle Reminders**

Doggie Do-Do – Yes, dog do-do aka dog poop!! Recently there have been a lot of complaints about people not picking up after their dogs when they "poop" on other peoples' property. Please respect your neighbors. When your dog relieves itself during a walk, it is your responsibility to pick it up. Also, remind your children when they are walking your dog that this is part of owning a dog. Although we in Mt. Vernon care about our neighbors and we find it is a wonderful place to live, this issue has gotten out of control recently. Please be kind and treat others as we want to be treated.

Please Slow Down – There are many young children and new puppies out and about as the weather improves. As you know, young children and puppies are not always as careful as they should be while playing. Please be careful about your speed while driving in the subdivision. **The speed limit is 25 mph.** This is not just a “teenager problem”; many adults drive like they are merging onto the interstate. It is not worth the few seconds saved while speeding to the store if you seriously injure a child. In this regard, we have three “*Drive Like Your Kids Live Here*” signs if you would like to borrow one - - Dick Beuther at (248) 689-1254.

Trash – If you see trash, pick it up. Be responsible and pick up trash around your home and in the common areas when you are out for a walk. It will help keep the subdivision looking clean and desirable. Also, if you see some weeds in the common areas, we would appreciate help in removing them.

### **2019 Subdivision Garage Sale- NEW DATE!!!!!!!!!!!!**

Based on an unscientific study, most homeowners would prefer the garage sale to be moved to September. As a result, the new garage sale date will be **Saturday, September 21<sup>st</sup>.**

Previously the sale was held on the Saturday after Father’s Day. The change to September is permanent - - to **the third Saturday in September.** Kathy Bauhof has agreed to be the chairperson of the garage sale this year. Reminder signs will be posted at the entrances to the subdivision in early September.

### **Landscaping**

The replacement pine tree we planted at the Mt. Vernon entrance two years ago is dead (which is obvious). We plan to replace the tree as soon as arrangements can be made. Also, one of the indestructible burning bushes at Mt. Vernon has died. We are suspicious that the cement contractors who replaced our roads, may have dumped the clean-out of their cement trucks on the dead tree and bush.

As always, we welcome any volunteers who are willing to plant and maintain summer annuals at one of the entrances. If you can help, call Kathy Bauhof at (248) 515-5307.

Many of the tulips at the Ramblewood and Mt. Vernon entrances were damaged during the road construction and for other reasons. We plan to begin replacement of the tulips with some early and late daffodils this fall. The daffodils are a little more expensive, but they should last much longer than the tulips.

### **Real Estate Values**

The increase in real estate values continues in our area according to Ron MacClennan of Century 21 Town & Country realty. In 2018 there were 17 homes sold in Mt. Vernon with an average sale price of \$271,429 (vs an average of \$257,919 in 2017). Sales prices ranged from a low of \$240,000 to a high of \$325,000. So far in 2019, only two homes have sold with one pending. As of now there are no active listings - - a rare occurrence in our subdivision. Perhaps people are realizing Mt. Vernon is a good place to stay!

## **2019 Dues**

An envelope has been provided with this newsletter for payment of your 2019 annual dues. For 2019 dues will remain at \$25 - - one of the lowest dues of any subdivision in Troy. Please pay your dues promptly and **no later than July 1<sup>st</sup>**. In 2018 about 86% of homeowners paid their dues; our goal is to collect dues from at least 90% of our homeowners. Your Board appreciates that while most homeowners pay their dues promptly, some procrastinate and/or would like to know more about what the dues are used for:

Insurance – Legally we are required to insure the common areas. Note that if you do not pay your dues, your home could be susceptible to lawsuits pertaining to the common areas.

Lawn Mowing – We mow the grass around the perimeter of the subdivision (Wattles and John R Roads), on the entrance islands, and around the retention pond. The City of Troy has transferred the responsibility of mowing along Wattles and John R to the homeowners along these roads.

Landscaping – We take care of all the landscaping at the entrances including fertilizer, weed killer, spring bulbs and fall flowers, mulch, etc. Also, this past year we added some Christmas lights to the entrances. Landscaping includes replacing old or dying shrubs and trees.

Subdivision Activities – Annual garage sale, July 4<sup>th</sup> and Halloween parades. MVEHA happily pays all the related expenses.

**Pavement-** Remember how frustrating it all was? The loud trucks, the dirt and dust? The inconvenience? Now that the work is done, take a minute to look at the beautiful roads in our sub. Look at our lovely treelined streets. No more potholes and you can skateboard and ride your bike safely! We all took time to feel the stress. Now is the time to enjoy the investment. It was worth it.

**Facebook Page-** What else can I say?

Nicole Wilson    nwilson1001@gmail.com

Rebecca Anders    rebeccaanders4245@gmail.com

**2019 Homeowners Association Meeting** - This year our annual meeting will be held on **Monday, September 16th** 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) Review of our by-laws, 5) 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.

**Our dues are very inexpensive. Please pay your dues by July 1, 2019.**

### **Mt. Vernon Estates Homeowners Association**

Please remember to drive slowly and carefully in our subdivision!  
There are many children, walkers, and bike riders here.

**Please do your board and your neighbors a favor and pay your dues promptly. The time, energy, expensive and record keeping activities necessary to send second notice letters is counterproductive.**

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

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### **M V E H A 2019 \$25 D u e s P a y m e n t S l i p ( P l e a s e P r i n t )**

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)