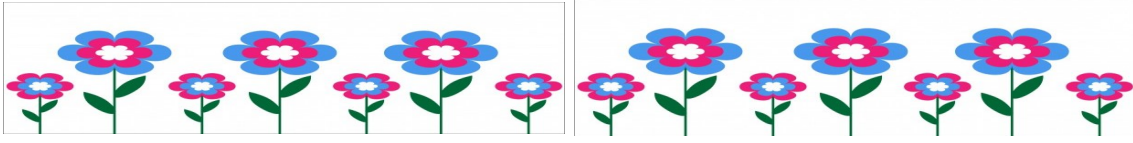


Village of Jefferson Residents Association



*Per Article II, Section 2 **Annual Meeting** (of the Book of Indentures) The annual meeting of the members of Village of Jefferson Residents Association shall be held at the hour of 10:00 am on the first Saturday in June in each year, beginning with the year 1973, for the purpose of electing directors and for the transaction of such other business as may come before the meeting.*

The Annual Meeting for the Village of Jefferson Residents Association has been postponed until further notice due to the pandemic.

From the Manager -

When homeowners in the Village of Jefferson purchased their home, membership in the association was mandatory, but we view it differently. Associations are a partnership. A promise from both the homeowner and the association to protect the appearance and property values of our community. Homeowners and the association have different roles to fulfill but it is a partnership to maintain a beautiful community. One way to think of our community association is as a service organization that provides three types of services to owners and residents:

Community maintenance services - *communications, orienting new owners and sponsoring social activities*

Governance services - *fulfilling legal obligations, resolving disputes, enforcing community policies*

Business services - *operating and maintaining the common areas, competitively bidding maintenance work, developing long-range plans and collecting assessments*

Here are some ways that homeowners can fulfill their responsibilities:

- Read and comply with the community governing documents
- Maintain your property according to established standards
- Treat association leaders honestly and respectfully
- Pay association assessments and other obligations on time

VOJ is a wonderful neighborhood in which to live, raise kids and entertain friends and family. Now, it is our turn to keep it that way by taking pride in our homes and properties to attract potential buyers and feel good when we return home each day.



What's New...

Have you seen the Pavilions at the Upper Park? We are in the process of adding picnic tables, grills and a bulletin board which was put on hold during the recent pandemic bans. If you wish to reserve the pavilion(s) for a specific date, it will require the completion of a reservation form. Details can be found on the website or by calling management, 314-221-4380. The playground equipment is being addressed and updated as well. We are in the planning stages for the lower park area with hopes of resurfacing the tennis / basketball courts and adding picnic tables.

Park Reminders: The park is closed from dusk to dawn, remind your children and teenagers of this curfew. Please get prior approval for parties on common ground, this will avoid conflicts and let the Board know who to contact in the event of damage or trash being left



Village has held several community events in the last three years; National Night Out, Holiday Lighting Contest, Easter Egg Hunt, Block Party and Trivia Night. There are so many ways to celebrate with one another in the community and the Board needs your help. It takes more than a handful to organize and plan. We need you!! Ideas for other events are movie night, food trucks, Kona ice, Halloween party, Santa visit. If you have an idea and / or want to help, call management, 314-221-4380.



It's as Easy as A B C

Ask the Board for prior permission if your intended exterior change or construction is within the guidelines of the architectural request process

Be approved

Commence with your project in a timely manner. Please remember construction or material delivery vehicles are not allowed to drive on common ground.

Please note that unapproved modifications might legally have to be removed at the owner's expense, so save yourself money and headaches by getting approval before modifying. Play it safe and contact management any time you want to change anything on the exterior of your home.

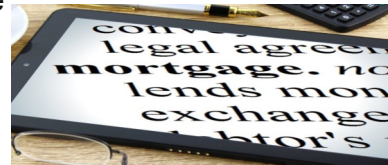


Notes on Foreclosure

Countless Americans face foreclosure when their lending institutions are unable to collect mortgage payments. In an ideal world no one would face foreclosure. Banks and other lenders foreclose on homes when owners default on their loans. Although relatively rare, association-initiated foreclosures are occasionally required to recover delinquent assessments. It's important to remember that homeowners choose where to live, and by choosing to live in a community like ours, they accept a legal responsibility to abide by established policies and meet their financial obligations to the association and their neighbors.

Association Budgets

Associations rely largely—many exclusively—on homeowner assessments to pay their bills, which can include lawn care, snow removal, street lighting and insurance. You trust the board to develop realistic annual budgets. We base our assumptions on careful cost projections and anticipated income primarily from assessments. Our budgetary obligations do not change when some owners don't pay their fair share. Common grounds still must be maintained. Utilities and insurance premiums must be paid.



Liens and Foreclosures

When an owner fails to respond to repeated attempts to collect the debt the association can be left with little choice but to place a lien on the property. The magnitude of this decision requires an approach that is fair, reasonable, and consistent as well as one that complies with applicable laws, practices and procedures set forth in the governing documents that guide our decision-making. We believe homeowners facing foreclosure deserve a reasonable opportunity to appeal to the leaders of the association. Knowing that people occasionally face financial hardship; a lost job, for instance, we will try to work with homeowners to bring their accounts up to date.

Placing a lien on property, with the ability to foreclose is typically enough to get delinquent residents to meet their financial obligations to the community without removing the owner from his or her home. When that fails, associations turn to the final and unfortunate option of foreclosure.

That is why we budget annually for doubtful accounts. This ensures that we project enough allowance in the budget, so these accounts do not hurt our financial standing. Often during this process we see that the homeowner not paying assessments is also not maintaining the property for various reasons. We enforce the compliance process.

Association Leaders are responsible for sustaining the financial stability of the association. As noted earlier, our budgetary obligations do not change when assessments aren't paid. Services residents expect must be provided the community must be maintained, bills must be paid; and our investments and property values must be protected.