

Village of Jefferson



First Quarter 2012
Angelean Mobley
Administrator

CONGRATULATIONS TO THE CHRISTMAS LIGHT CONTEST WINNERS

We had lots of nice displays from which to choose this year. Below are the winners we chose as the 2011 Christmas Light Contest Winners. Thanks to everyone who participated. All participants helped make the Village festive for the holiday season.

Plat 1: William and Rita Brinkley	7038 Tuckahoe
Plat 2: Henry and Marty Grossenbacher	7054 Dandridge Way
Plat 3: Edna Faye Craig	1798 Williamsburg
Plat 4: Donna Willis	1890 Hanover Lane
Plat 5: Mitchell Halim/Christina Belmar	1771 Fairfax Drive
Plat 6: Stanley and Brenda Shepherd	1707 Fairfax Circle
Plat 7: David Snell, Jr.	7209 Burgess Drive
Plat 8: James and Elizabeth Hagan	1725 Lewis Lane

Grand Prize Winner: Berislav and Marijana Grill 1601 Williamsburg

Winners in each plat were awarded a \$25.00 prepaid MasterCard and the Grand Prize winner received a \$100.00 prepaid MasterCard.

WELCOME NEW BOARD OF DIRECTOR MEMBERS

We want to welcome two new members to our board of directors. Regina Huffman and Mike Montandon have stepped up to represent Plat 2 and Plat 3, respectively. Regina has represented her plat well in the past and we welcome her back. Mike is a "newbie" to the board but has hit the ground running. Both residents are assets to the board and the Village of Jefferson in general.

Plats 7 and 8 are still in need of directors. Please check out the website, call the office or any board member for forms and instructions on obtaining a seat on the board representing vacant plats.

CHECK OUT THE IMPROVEMENTS TO THE VOJ WEBSITE

We have made vast improvements to the website, a long overdue task. It now contains much more information and is much easier to navigate. We will continue to make improvements as time and money permits. Please feel free to send us comments on making the website more useful to our residents.

If you haven't already done so, why not check it out -- villageofjefferson.com will take you to the public area of the website. If you wish to download any of our files such as indentures, architectural control forms, newsletters, etc. you will need to sign in as a resident. When logging on the first time, enter the homeowner's firstname.lastname. Your password is a capital "L" followed by your lot

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number. For example: "john.doe" and "L100". Once you have logged in, you can change both your user name and password. You may call the office or any board member to get your original user name and password. Once you change your name and password, you will have to request a new one through the website, if needed.

A QUICK REMINDER: villageofjefferson.com is the only official website for the Village. Please check our site for facts regarding the events in our subdivision. We are aware that there is a lot of misinformation and rumors being circulated about the Village. We have chosen to take the high road and not engage in personal attacks and innuendo. Please gather the facts and make up your own mind. Do not be swayed by a few residents disseminating inaccurate, unclear, biased, and partial information in an effort to boost the numbers for their cause.

FRIENDLY REMINDER REGARDING YOUR ASSESSMENTS

The first installment of your assessment was due January 15, 2012. Your second payment (if you choose the two payment option) is due on March 15, 2012. There is no other payment option. It has been the long-standing policy of the subdivision to send out only one statement of assessment per household per year to reduce mailing costs. No reminder is sent out regarding your second payment. The Village intends to take an aggressive stance on past due assessments beginning March 16, 2012.

Assessments cannot be paid in cash. The Village accepts checks and money orders - no credit cards. This is not a new procedure; in fact, it has been in effect for several years. Payments are only accepted through the P O Box, not in person. This policy is for your protection.

Remember, per the Book of Indentures, your voting rights can be suspended until you pay your assessment. If you feel strongly about an issue it would be unfortunate if your vote did not count.

NEW BOOK OF INDENTURES WILL REQUIRE RESIDENT APPROVAL

As rumors continue to abound, we need to provide you with the facts regarding re-writing the Book of Indentures. Our current Book of Indentures is 39 years old. Many, many things have changed over that nearly half century. As time permits we are attempting to bring the Book of Indentures up to date. Once that is accomplished the new Book of Indentures will be made available to all residents for review. Following a review period, we must obtain the approval signatures of 60% of the Village residents. The book will then be reviewed by the Village attorney for legality and ultimately will be filed with Jefferson County. At that time, the book will be the governing document for the subdivision.

It would be impossible to totally satisfy all residents within any subdivision. We hope and have faith that most residents will recognize that fact. There is no perfect book of indentures as people have differing opinions but we are striving very hard to write a set of indentures with which everyone can live.

SNOW REMOVAL

Fortunately, we have had a very mild winter so far this year. Let's hope that continues for the remainder of the season. Please remember to park your vehicles in your driveway when possible to allow more room for the snow plows. Parking in driveways also gets the streets cleared quicker and better. Thank you for your co-operation.

SUBMIT YOUR ARCHITECTURAL CONTROL FORMS FOR SPRING IMPROVEMENTS

If home improvements are on your "to do" list be sure you submit an Architectural Control Form when required. It's always better to be safe than sorry when determining if you need an Architectural Control Form. The board usually meets only once per month so allow plenty of time for approval. While approval can sometimes be obtained on short notice, it is better to allow plenty of time in case the board has questions, comments, etc. Architectural control forms can be obtained from the website or from the office.

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Spring is always a good time to start those general clean-up projects. Try to keep in mind that the appearance of your home affects not only you but also your neighbors and the Village in general. With so many homes for sale and/or vacant in the subdivision, a clean, neat appearance of occupied homes becomes even more vital. Don't let unkempt appearances drag the selling price of homes within the Village even lower. Everyone appreciates a neighbor with a clean yard.

FREE USE OF THE DUMPSTER

Residents are still welcome to use the subdivision dumpster free of charge by following certain rules. You must call the office and set up a time to have the dumpster unlocked so you can dispose of your unwanted item(s). Advance notice is required. This service will be provided as space in the dumpster allows. We will also pick up items on a very limited basis for the elderly, those who are ill, and those without a means of bringing the item to the dumpster. We will not pickup items that can be recycled. The latest numbers we have for recycling appliances and metal are: 314-315-2883, 314-753-9102, and 636-232-3805.

Waste Management provides the dumpster to the Village free of charge, allowing us to provide it to you free of charge. Waste Management has certain rules for providing the dumpster. Do not leave items in front of or on top of the dumpster. You are subject to a \$250.00 fine and the cost of clean-up for doing so. If the rules for use are not followed, we will discontinue this free service.

MULCH DAY

Our next scheduled mulch day is Saturday, March 24, 2012 from 9:00 a.m. till noon. This is for residents only. We accept small trees (less than 4"), branches, and limbs. We do not accept leaves and/or yard waste. It bears repeating, our mulcher may not last much longer so take advantage of every mulch day you can.

JEFFERSON COUNTY LAW CHAPTER 215 SECTION 370 STATES (in part):

"It shall be the duty of every animal owner to immediately remove any feces left by the animal on any sidewalk, gutter, roadside ditch, street, park, or other public area or on any private property used by the animal for depositing any feces."

"Accordingly, animal owners are responsible to ensure that regular maintenance is performed on all yards, pens, kennels, or other enclosures where animals are kept so that these areas remain free from accumulated debris or animal feces."

It's the law!!! Enough said.

BOARD OF DIRECTORS MEETINGS

Upcoming Board of Directors meetings are scheduled for 6:00 pm on February 6 and March 5, 2012 at the Windsor Branch of Jefferson County Library. If you wish to discuss a topic, it must be on the agenda. To have a topic placed on the agenda, call the Village office by noon of the Friday before the board meeting. Your comments and suggestions are always welcome and appreciated.

We have recently had some inappropriate behavior at the board of directors meetings. We have been advised by the Village attorney that our board meetings are not subject to the Sunshine Law and do not have to be open to residents. While we do not wish to close meetings, we must conduct business in an orderly manner. If everyone observes procedure and common courtesy, we can not only conduct business but hear concerns residents wish to address.

Board of Directors:

Village of Jefferson Residents Association
P O Box 248
Barnhart, MO 63012

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Plat 1: Antoinette McCauley, V. Pres.
314-409-9925

Plat 5: Ron Sanders, President
636-467-9670

Plat 2: Regina Huffman
636-467-7373

Plat 6: Jenifer Sanders, Treasurer
636-223-0156

Plat 3: Mike Montandon
314-445-2374

Plat 7: Vacant

Plat 4: Barb Axley, Secretary
636-223-2009

Plat 8: Vacant

Village of Jefferson
P O Box 248
Barnhart, MO 63012
Voice 636-464-8193 Fax 636-660-0447
Office Hours Monday - Friday 9:00 a.m. to 5:00 p.m.
e-mail: jeffersonv@att.net Website: villageofjefferson.com