

VILLAGE OF JEFFERSON

ANNUAL NEWSLETTER - 2013



DID YOU KNOW?

Americans who live in community associations are overwhelmingly pleased with their communities, expressing strong satisfaction with the board members who govern their associations and the community managers who provide professional support.

According to research sponsored by the Foundation of Community Association Research, a non-profit organization created by the Community Associations Institute, here's what community association residents say:

- 88% believe their governing boards strive to serve the best interests of the community
- 90% say they are on friendly terms with their association board members
- 88% say their experience with managers has been positive
- 86% say they get along well with their immediate neighbors
- 78% believe community association rules protect and enhance property values

See the entire survey at caionline.org/about/survey.cfm.

NEW BOARD MEMBERS

The Village of Jefferson had several residents express an interest in becoming a board of director member this year. Accordingly, we now have seven board members. We have not had that many directors in more than ten years. There is still one vacant seat on the board. If you are interested in becoming a board member please check the Village's website for requirements and instructions. The requirements and instructions were updated in February 2013 at the request of a group of residents. Although rare that the action is necessary, our Book of Indentures also allows for removal of board members when it is in the best interest of the Village to do so.

Most new board members find serving on the board to be enlightening. Serving on the board allows you to understand the reasons for decisions that may not otherwise be readily apparent. And you earn a stipend equal to 1/12 of your assessment for each regularly scheduled board meeting you attend.

2014 ASSESSMENT

The Village of Jefferson's 2014 annual assessment is included with this newsletter. The assessment is again \$292.00 yearly. Due dates are printed on the statements.

We will not be accepting PayPal for payment of assessments this year. Only a few residents chose to use PayPal. The vast majority of those residents did not comply with the requirements for using PayPal so the board felt it was not a cost-effective option. Just as individuals, the Village must meet financial obligations. In order to do so, everyone must pay their assessment on time. Failure to do so costs everyone.

When you consider what our assessment affords us it is a real bargain. The Village of Jefferson has 5.76 miles of private streets that must be repaired and cleared of snow and ice. We have 44 street lights that need to be kept lit. We have 94 storm drains that must be kept clear of debris to protect homeowners' property. We have approximately 27 acres of common ground that needs mowing and clearing of trash. We have a shredder that offers residents free disposal of tree limbs. As our Village ages, costs rise. Equipment must be replaced, roads resurfaced, and buildings rebuilt. Our website must be maintained. Most residents don't realize the size of the Village or what goes into its daily operation. Our assessments have not increased in 7 years. Do you know of anything else that costs what it did in 2007?



NEGOTIATION OF CHARTER COMMUNICATIONS CONTRACT

Residents of the Village brought it to our attention that their Charter cable bills showed payment of a franchise fee to the Village. The Village has not received franchise fees for the past five years and was unaware bills stated otherwise. After investigation, we learned the error was two-fold. The Village of Jefferson's contract with Charter expired in the early 1990's and 5 years ago there was a law change affecting the way Charter paid franchise fees.

After much negotiation, the Village has reached a new 10-year contract with Charter. Charter Communications has agreed to pay the Village an amount that exceeds the 5 years of missed payments. Additionally, beginning in October 2013, the Village will receive 5% (up from 3%) for current Charter subscribers residing in the Village. Initially, this money will be used to clear the creek of debris and the remainder applied to road repairs and resurfacing.

WEBSITE

Our website (www.villageofjefferson.com) continues to gain in popularity. If you haven't checked it lately you're missing your best resource for factual information. It is also the quickest way to obtain The Book of Indentures, Covenants and Restrictions, financial statements, meeting schedules and minutes, legal issues, board member contact information, and various rules and regulations.

An underutilized feature is the resident to resident classified ad section. Any homeowner in the Village can place help wanted, services offered, and for sale items free of charge. See the website for specific rules, instructions, and information.

There is also a useful article on protecting your home from property fraud, one of the fastest growing white-collar crimes according to the FBI. And another on adding your cell phone to the Do Not Call List.

POOL DEMOLITION

We listened to your wishes as expressed through an independent survey and our pool, buildings, and concrete decking was demolished this year at a cost of approximately \$22,000. The area is now part of the hillside and many residents have commented on the improvement. As previously stated, money usually allocated for pool related expenses will now be allocated to road repairs and resurfacing.

ROADS

We began resurfacing the roads in Plat 1 this year and will continue until all roads within the Village have been resurfaced. This will be a gradual process that will take several years as the total cost will exceed a million dollars. We are funding this resurfacing through our annual assessments and Charter franchise fees without a special assessment – no small feat.

SNOW REMOVAL

We have a new snow removal company this year. It will be a great help to them if residents will park as many vehicles in driveways as possible. Parking vehicles off streets makes for quicker, cleaner streets as well. Remember, we have a lot of streets and everyone's street will be cleared as quickly as possible.

FIDO FAUX PAWS

It doesn't take much to remind us that we have pets in our community. In fact, if you don't watch your step, you might step into one such reminder! When walking your dog in our community (and in Jefferson County) remember that it should be leashed. Take along a baggie to pick up waste and dispose of it properly, as mandated by Jefferson County law.

If you're the owner of a barking dog, try to be considerate by making sure the dog is inside or properly trained to minimize disruption of your neighbor's enjoyment of their home.

CHRISTMAS LIGHT CONTEST

For many years the Village of Jefferson sponsored a Christmas Light contest. Interest in the Christmas Light contest has gradually diminished. The contest was not held last year due to this lack of interest. The contest has now been eliminated as an annual event per vote of the Board of Directors. Should interest merit reconsideration of this project; we can do so at a future date.

To all who participated, we thank you for making the Village more festive at this joyous season and hope you will continue to do so. Everyone always enjoys Christmas displays.

PENDING LAWSUIT

We would be remiss in our obligation to residents if we did not mention that two residents filed a lawsuit against residents of the Village seeking monetary damages. You may read the entire lawsuit on our website. As litigation is still pending, we will not comment further on this topic.

JUNK MAIL

If you would prefer to not receive unsolicited mail, e-mail, and phone calls, you can ask to have your name and address included on national "Do Not Solicit" lists widely used by the direct marketing industry. To take full advantage of these services, you must include your name, address and phone numbers. Send your request in writing (or call 1-888-382-1222) to the following addresses provided by the Direct Marketing Association.

Mail Preference Service P O Box 9008 Farmingdale, NY 11735-9008

Telephone Preference Service P O Box 9014 Farmingdale, NY 11735-9014

You may also stop or greatly reduce unsolicited phone calls, e-mails, and U.S. mail by logging onto www.donotcall.gov and entering your preferences. Missouri also has no call lists, including one for cell phones (info at www.jeffersonvillage.com), but the national lists are sometimes more effective.

OUR WISH LIST FOR 2014

During the holidays we are often reminded of peace, harmony, prosperity, and happiness. We want to take this opportunity to wish peace, harmony, prosperity, and happiness to every resident of the Village.

As individuals we are hard-wired to focus on problems until those problems consume us. Experts suggest it would be more productive if we could operate from a higher level, cease being negative, and look for viable options for resolution. Respect, courtesy, and co-operation would be nice all year long, not just at this special time of the year.

Happy Holidays to you and yours from the Village of Jefferson

Board of Directors and Administrator!!

