

# Village of Jefferson



Fourth Quarter 2011

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Administrator

## BOARD OF DIRECTORS STILL NEEDED

The Village of Jefferson has board of director vacancies in several plats. Vacancies exist in Plats 2, 3, 7 and 8. We currently have only four directors. It is too late to run for election but residents can seek appointment to vacancies at any time. Instructions are on the website or you may call the office at 636-464-8193 for information.

To be a director you must live in the plat to which you are seeking appointment, must not have been in violation of any restriction in the Book of Indentures during the last three years, paid all assessments timely during the last three years, not been removed from the board for misconduct or inappropriate behavior in the past, and must attend at least two consecutive board meetings prior to appointment.

While directors are not paid, they receive monthly stipends equal to their assessment for attendance and participation in monthly board meetings and assistance in operating the Village of Jefferson.

## REMINDER ABOUT NEW VOJ WEBSITE

Our new website is up and running although we are still making additions and improvements. We have hired a new webmaster and look forward to getting the website as it should be very shortly. If you haven't already done so, why not check it out -- [villageofjefferson.com](http://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 number. An example would be john.doe and L100. Once you have logged in, you can change both your user name and password. You may call the office or a 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.

## POOL NEWS

By now everyone should have received the official orange sheet left in your door regarding the Village of Jefferson Pool. This is the only official, accurate information sent out by the Board of Directors regarding the pool. This letter stated that finances have forced us to close the pool for the 2012 season and apply as much of our budget toward repairing the streets as possible. The Board felt this was a better decision than asking for a special assessment during these trying economic times. If you support this decision, please send a note to the office stating so. Thank you to those who have already done so. Over the past three years, both I and the maintenance men have heard from many residents who want the pool closed. Now is your time to let us formally know that.

The Board did not make the decision to close the pool without careful thought. During the past three years, we have reduced mowing costs \$3000/per year, sign costs 50%, *all* printing previously outsourced (newsletters, Architectural forms, pool forms, tow tags, etc.) is now done by the Village. We have signed a new contract for snow plowing that will reduce hourly costs. Residents' overgrown yards previously outsourced at a cost of \$55/per yard, are now done by the Village's maintenance men. We have eliminated the delivery cost (whether personal delivery or bulk mailing) of the newsletter to residents who did not want to receive it saving several hundred per year. (The newsletter is still available on the website.) Both the current administrator and the current maintenance men are paid at the lowest rate in the history of the subdivision. We no longer pay for swimming tags. We no longer

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pay for a separate gate guard. Since 2007, our expenditures have steadily gone down. The board did not feel it was financially responsible to continue spending approximately one-third of the budget on the pool, a luxury item. Based on the number of families who applied for pool passes, only 16% of families within the subdivision used the pool during the 2011 pool season. Everyone used the roads.

The pool needs major plaster repair and painting along with drains to comply with current law. The pool is settling away from the deck. The wood on the picnic tables is rotten and the metal legs are rusted through. We had a lot of calls from residents regarding the quality of the lifeguarding. The lights inside the pool were removed because they were shocking swimmers. The pump room is crumbling from exposure to moisture and chlorine. The roof is supported by a 1" board.

Residents may help save the Village money by not throwing trash along the roadways and in the recreational areas. We spend a lot of valuable dollars picking up trash in the Village. If you know of a project that you would like to see done, see if you can get a volunteer group together. Please be sure to call the office for approval and sign liability waivers before undertaking any project on behalf of the Village. We currently need the creek by the maintenance shed cleared of debris and rubbish accumulated over 40 years. Keep your outside property neat and clean. We spend a lot of hours, paper, envelopes, and postage on letters notifying residents of violations of the Book of Indentures. Keep an eye on your children. A lot of time and expense is spent repairing vandalism to subdivision property. When anyone is damaging subdivision property, call the Jefferson County Sheriff, not the office. It will take everyone to stop unnecessary expenditures.

### ASSESSMENTS

The board of directors has set the 2012 assessment at \$292.00. This means that the subdivision has not raised the assessment in 5 years (except for a \$0.10 rounding increase). Our assessments have not remained the same during any five year period in history of the subdivision.

Research done by a board member on subdivisions within the Windsor School District shows that the Village of Jefferson had the lowest annual assessment in 2011 of any subdivision with a pool. The same research shows that the vast majority of subdivisions no longer have pools. Our assessment is near the middle of all assessments combined. This information was obtained from current real estate listings. Some residents feel that the pool increases our property values. During the past year, three homes within the subdivision has sold for \$25,000 - 30,000, several more have sold for \$30,000 - 40,000. Residents should do their own research to see if the facts support increased property values.

Assessments for 2011 were due by March 31, 2011. If you are paying after that date, you will need to call the office to get the amount due including interest. Interest is assessed at 20% per annum as set forth in the Book of Indentures.

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, except at the Board of Directors monthly meetings. This policy is for your protection.

The Village and its residents have had their share of foreclosures and bankruptcies during the last few years. We do not get assessments, current or past due, from homes that are foreclosed or in bankruptcy. The Village, therefore, has fewer resources for operating the Village. If you have not yet paid your assessment, please do so now.

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.

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## **BOOK OF INDENTURES**

As rumors continue to abound, we also need to provide you with the facts regarding re-writing the Book of Indentures. Our current Book of Indentures is 49 years old. Many, many things have changed over that half century. We are currently bringing the Book of Indentures up to date. Once that is

accomplished (we are again doing this in house, including typing and printing) 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.

## **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.

Some of our residents are aware that we have new maintenance men for the Village. I'm delighted to have Claude "Doc" Dockery working with me. Doc has a helper, as needed. Doc is a great asset to the Village. Please treat all personnel courteously. They do not have an easy job.

## **CHRISTMAS LIGHT JUDGING**

While it may seem a little premature, since our newsletters are now printed quarterly, we need to let everyone know that Christmas light displays will be judged between 6:00 - 7:00 pm on Thursday, December 15, 2011. Prizes will again be awarded to each plat winner and a grand prize awarded for the best display selected from the entire Village.

## **BOARD OF DIRECTORS MEETINGS**

The last board meeting this year is scheduled for 6:00 pm on November 07, 2011 at the Windsor Branch of Jefferson County Library. 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 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. Innuedo and personal vendettas have no place at board meetings.