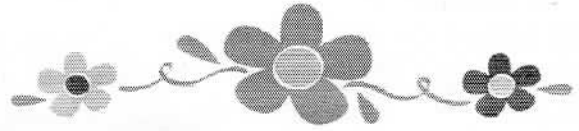


Village of Jefferson Residents Association



*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 scheduled for

SATURDAY, JUNE 2, 2018 at 10:00 am

We will gather at **Freer Elementary**, in the **cafeteria**, **1800 Hanover Lane**

Owners are strongly encouraged to attend this meeting. Your attendance is important not only for participation reasons but it provides an opportunity for open communication, questions and keeps owners informed of the Association's business. This is also a great time to volunteer for one of our committees.

Additional information can be found on the website, villageofjefferson.com, under the Events/Activities tab.



DO YOU CONSIDER YOURSELF A GOOD NEIGHBOR?

There is no guarantee of a happy, harmonious neighborhood. That takes the effort of each and every neighbor – all of us. Try to treat your neighbor the way you'd like to be treated; try to behave the way you'd like them to behave, with courtesy, respect, patience and a sense of neighborliness.

Remember when someone is selling their home they are also selling the neighborhood. Refusal to maintain your home on the outside is not only an eyesore, but in the long run it's costing everyone money.

Now that spring has finally arrived, it's time for each of us to evaluate some much needed spring-cleaning. It is more important than ever to maintain the investment you have in your home with increasing home values. A majority of regular routine maintenance if attended to right away is easier and cheaper and generally requires minimal effort. With spring upon us, take the time to trim bushes, hedges and trees. Pick up trash and debris and remove piles from front, sides and rear of your home. Does your home need to be power washed? Nail up loose boards, shutters, fences, etc. If we keep our neighborhood looking beautiful, we will all benefit.

Covenant Corner

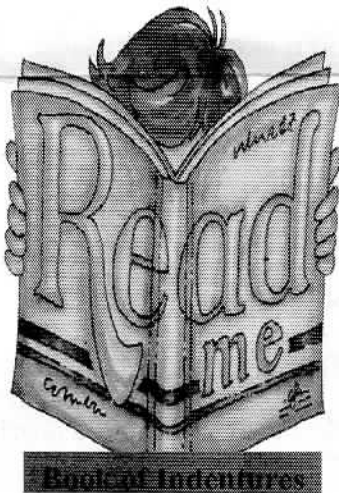
As a manager acting through the Board of Directors, one of my responsibilities is to notify owners when they are in violation of the Indentures, Covenants and Restrictions of their respective community. The Indentures were put in place to protect and maintain the Village of Jefferson. To view your Association's governing documents, please visit www.villageofjefferson.com.

The Indentures give the Board of Directors the right to assess fines when violations are not corrected and you can incur additional fines until remedied, as well as legal action. The Board nor I wish to exercise this option, but will if necessary.

Some of the most common violations reported are:

- *Vehicles that have expired plates, flat tires, broken windows, etc. These are in direct violation of Article VI, Section 12, No Inoperable, derelict or junk vehicle and elaborated in the Supplemental Book of Indentures.*
- *Grass not being cut. This is referenced in Article VI, Section 11, Length of Grass.*
- *Trash cans and debris stored or left in yard. Please note Article VI, Section 8.*
- *Homes in need of repair, see Article VI, Section 3, Maintenance of Dwellings.*
- *Did you know that boats and trailers are allowed ONLY during daylight saving time and MUST be stored on a pad that is rocked, concreted or paved per Article VI, Section 9 and the Supplemental Book of Indentures*
- *Lawn clippings, branches and debris CANNOT be disposed of on the common ground or stored on your lot. We no longer allow recycling of items left by the shed for mulching.*
- *No ATV's, minibikes or trailbikes are allowed on the streets and common ground, see Article VI, Section 10 and Supplemental Book of Indentures*

If you are currently in violation of any restriction, please correct now. We are aggressively seeking compliance from all residents.



PARKING ISSUES

When Village was built, owners with numerous vehicles was not taken into consideration. We have homes with four to five cars and no driveway room to house them. Please take every effort to park in the driveway and better yet, clean out the garage and park in there. No one wants to move vehicles around when it's just easier to park on the street.

What we have now is major congestion. Some streets are so narrow only one car can go down the street at a time. This creates a safety hazard for other motorists, makes it tough for fire trucks and ambulances. Time is of the essence in an emergency situation.

IF you park on the street, it is allowed on one side of the street only, no parking on the common ground and be respectful of your neighbor's yard.

COMMUNITY SOCIAL EVENTS



Thank you to Board Members; Jenifer Dull, Regina Huffman, Mary Mickey, Paul Callahan and Paul Strong for your efforts in putting on the **Easter Egg Event**. The turnout was surprisingly large despite the cold weather.

Village of Jefferson Residents Association will be holding a **Block Party** at the upper park in **September**, (date to be determined) Come meet your neighbors and enjoy music, washer tournament, kid activities, food and other fun festivities.

Trivia Night will be held in November at Case n Bucks for a bit of neighborly competition.

If you signed up for the social committee we will be contacting you to help out on these events. If you would like to help out or have an idea to contribute please contact management, Renee@ernstmanagementservices.com

Ernst Management Services, LLC

As your Management Company we work on behalf of the Board of Directors to oversee the operational issues that your association must deal with on a daily basis. One of the most important roles that we do as a management company is to act as the communication liaison between you, the homeowner, and the Board.

If you have any association related questions or have an issue that you would like the Board to address, please take advantage of us, the management company's desire to assist you and contact us. It is always more effective if your concerns are communicated in writing and not submitted anonymously. That way there is a written record of your concern and you can be updated on the progress in resolving or addressing it.

Phone: 314-221-4380

Web: www.ernstmanagementservices.com

Association Manager: Renee Ernst

Email: Renee@ernstmanagementservices.com



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