

# 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 3, 2017 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](http://villageofjefferson.com), under the Events/Activities tab.



**Manager Message:** I would like to thank the Board of Directors; Jenifer Dull, Regina Huffman, Barb Axley and Mary Mickey for all their time and efforts working for the Village of Jefferson. They are homeowners (just like you) who work together for the interest of the community.

With spring months upon us and summer just around the corner, don't forget about your responsibility to your community. Let's try to improve the visual aesthetic quality of the community. The majority of violations and complaints come from lawns that are not mowed, front yards littered with debris, overgrown shrubbery and broken fences. Please remember, before you begin any major exterior modifications, an Architectural Request Form must be submitted. Go to [villageofjefferson.com](http://villageofjefferson.com), under Residents Only tab, and click on download architectural forms.

Going forward the board will continue to take steps to ensure we preserve property values, maintain all common areas and increase community involvement. We have many projects and events scheduled for 2017, including street repairs and overlay, maintaining common ground and clearing of some, holding National Night Out in August, just to name a few. By working together, we can achieve these objectives and enjoy a greater community to share.

## Covenant Corner

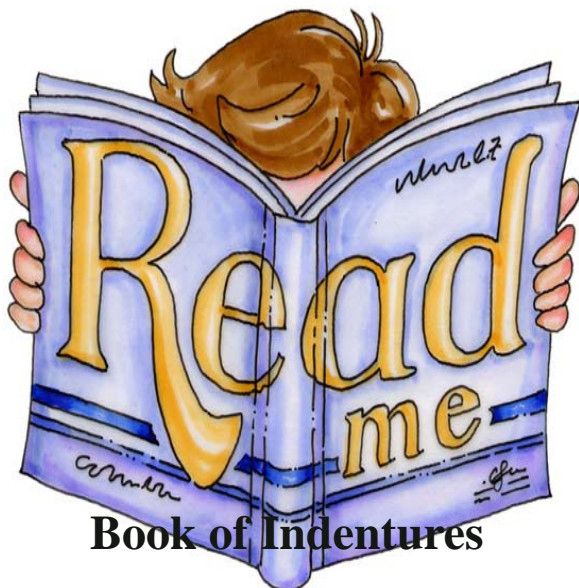
As a manager acting through the Board of Directors, one of my responsibilities is to notify owners when they are in violation of the Indentures, Covenants and Restrictions of their respective community. The Indentures were put in place to protect and maintain the Village of Jefferson. To view your Association's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



**Book of Indentures**

### **Residential Email Contact List**

To expedite communication with residents for sending reminders, possible future newsletters and emergency updates, we need your email address.

If you haven't already shared, please send your email with your full name, phone number and address to:

[Renee@ernstmanagementservices.com](mailto:Renee@ernstmanagementservices.com)



National Night Out is designed to heighten crime and drug prevention awareness, generate support for and participation in local anticrime programs, strengthen neighborhood spirit and police-community partnerships and send a message to criminals letting them know that your neighborhood is organized and fighting back.

The Village of Jefferson is hosting their first National Night Out on **Tuesday, August 1, 2017, 4:00-8:00pm** at the upper park. All residents are encouraged to attend this event and admission is free. You will have the opportunity to explore public safety apparatus, such as an ambulance, fire engine, meet police officers and other first responders.

We are looking for volunteers to assist in this event - Do you have a special talent? Face painting, playing music, etc., that you could share? We are also in need of donations; monetary and/or items for attendance prizes. If you can help out, please contact, Renee Ernst, 314-221-4380 or [Renee@ernstmanagementservices.com](mailto:Renee@ernstmanagementservices.com)

We look forward to seeing everyone there, you will:

Have Fun  
Start a Tradition  
Meet your Neighbors  
Sign up for Neighborhood Watch  
Make Community Connections  
Share Crime Prevention and Safety Information  
Increase the Sense of Belonging in your Neighborhood



## STORM SEWERS

Unlike the water that goes down your drain to the sewer, water that flows into storm drains is not treated and filtered for pollutants. This potentially contaminated water flows into creeks, streams and lakes. It's important that you do your part to keep this clean and encourage your neighbors to do the same.

Do not dump yard waste in the storm sewer. This includes blowing the grass and leaves into the street. It clogs and blocks the lines. Never allow pesticides and fertilizers to wash down the storm drain. Be wary of the automobile cleaning products you are using. These are toxic contaminants. And were you aware that pet waste is the major source of bacteria in the watersheds.



- DID YOU KNOW that the Speed Limit in our subdivision is **25 mph**?

Speeding in residential neighborhoods represents the single greatest complaint issue to police and HOA's throughout the U.S.

Speeding extends the distance necessary to stop a vehicle.

- At **25 mph** the total stopping distance needed is **69 feet**.
- At **30 mph** the total stopping distance needed is **123 feet**.
- At **40 mph** the total stopping distance needed is **189 feet**.



## 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](http://www.ernstmanagementservices.com)

**Association Manager:** Renee Ernst

**Email:**

[Renee@ernstmanagementservices.com](mailto:Renee@ernstmanagementservices.com)

