

# LEISURE VILLAGE NEWS

## HOMEOWNERS ASSOCIATION

2075 CAREFREE LN, FLORISSANT, MO 63033

Winter 2025  
Quarterly Issue #1



## WELCOME NEW NEIGHBORS

"Welcome to Leisure Village Condominiums! We are thrilled to have you join our community and hope you find your new home comfortable and inviting. Please don't hesitate to reach out to your neighbors or the building management if you need anything at all. Enjoy your new home!"

## COMMUNITY TEAM

Community Office: 314-831-1154  
Mary Evans, Office Manager  
[leisurevillage@prodigy.net](mailto:leisurevillage@prodigy.net)

Office Hours:  
By appointment only

### Board of Managers

Kathryn Robbins - President  
Larry Evans, - Treasurer  
Alfreda Simmons - Secretary  
Lisa Layton - Member  
Curtis Thomas - Member  
Ann-Marie Gunn - Member

## Upcoming Events

Annual Financial Meeting  
March 2, 2025 @ 2pm

HOA Meeting  
March 18, 2025 @ 7pm

*Meetings are held in the Clubhouse*

## Coming in April



## HOW TO SUBMIT A WORK ORDER

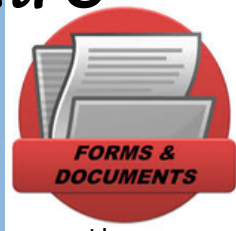
Dear Residents,  
To submit a work order, please stop by our Community Office inside the clubhouse, or visit our website [www.leisurevillagecondos.info](http://www.leisurevillagecondos.info)  
If you have any urgent maintenance requests, please contact the office directly.  
Thank you for helping us keep our community in great condition!

Best regards,  
Your Community Management

### WEBSITE:

[WWW.LEISUREVILLAGECONDOS.INFO](http://WWW.LEISUREVILLAGECONDOS.INFO)

# NEW OWNER INFO



All Leisure Village residents must have the following documents on file:

- Your Florissant Occupancy Permit
- A pet permit; if applicable (one pet allowed)
- A copy of your Deed of Trust
- Emergency Contact Form & Email Addresses

Please submit all documents to Mary Evans, Office Manager

"SCOOP THE POOP, KEEP IT CUTE!"



TO KEEP OUR COMMUNITY CLEAN, PLEASE REMEMBER TO PICK UP AFTER YOUR PETS WHEN TAKING THEM FOR WALKS.



## The Importance of Timely HOA Dues Payments



Please do not park vehicles on the grass. Parking on grassy areas can cause damage to the landscape and create maintenance issues. Please use designated parking areas to ensure our community stays clean and well-kept for everyone.

## HOW HEALTHY IS OUR HOA?

"A "healthy" HOA is one that is financially stable, effectively maintains common areas, actively communicates with residents, enforces rules fairly and consistently, and fosters a positive community environment by being responsive to resident concerns and involving them in decision-making processes.

Currently, we are facing challenges in meeting our financial obligations, including funding our operating budget and reserve accounts. A significant factor contributing to this issue is the number of outstanding HOA dues. Out of 144 units, we currently have 22 delinquent accounts, which leads to increased fees for all residents.

We kindly ask all residents to stay current with their HOA payments. If you have fallen behind, we encourage you to reach out to the management office to discuss possible payment arrangements prior to account being sent to Rickel Law Office.

# "LEAKS LEAK MONEY – FIX THEM FAST!"

PLEASE INSPECT YOUR FAUCETS AND FIXTURES FOR LEAKS. EVEN SMALL LEAKS CAN LEAD TO HIGHER WATER COSTS FOR THE COMMUNITY. IF YOU FIND ANY ISSUES, PLEASE HAVE THEM REPAIRED PROMPTLY. OWNERS WILL BE BILLED FOR EXCESSIVE WATER USAGE DUE TO LEAKS.

THANK YOU FOR HELPING US KEEP COSTS DOWN!



## ELECTRICAL PANEL UPGRADE

If you have a Federal Pacific Electric (FPE) panel in your home, please plan to upgrade it by December 2025 to meet safety standards. Upgrading will reduce safety risks and could lower our insurance costs. Every unit will be inspected.

Don't wait—act now to protect your home and savings!



## IS IT TIME TO CHANGE YOUR SMOKE DETECTOR BATTERY?

Black Jack Fire Protection District provides FREE smoke detector installation for residents in the service area. No home should be without the protection of smoke detectors; these devices save lives and warn residents to evacuate their homes. They offer one smoke detector installed free per floor. They also will change the batteries of every smoke detector in your condo.

**Contact: Leisure Village Office**  
**Deadline: February 21, 2025**  
**Day of Event: Tuesday, February 25, 2025 at 9AM**

**SIGN UP TODAY!**  
**CALL 314-831-1154**



**FREE SMOKE DETECTOR INSTALLATION**



*"As we reflect on the lives of those we've lost, we find comfort in the memories they've left behind. Though they are no longer with us, their impact remains in our hearts, and their spirit continues to guide and inspire us. In this section, we honor their lives, celebrate their legacies, and hold them close in our thoughts."*

*Susan McNiff  
Mike Schilling  
Onva Bourke*

**THANK YOU FOR TAKING THE TIME TO READ OUR NEWSLETTER. WE HOPE YOU FOUND IT ENJOYABLE AND INFORMATIVE. IF THERE'S SOMETHING SPECIAL HAPPENING IN YOUR LIFE THAT YOU'D LIKE TO SHARE WITH US, PLEASE DON'T HESITATE TO EMAIL OUR OFFICE MANAGER. WE'D LOVE TO HIGHLIGHT IT IN A FUTURE EDITION. THANK YOU, AND TAKE CARE!**

**SINCERELY,  
YOUR HOMEOWNER ASSOCIATION**