



# The Neighborhood News

The Village IV Homeowners' Association  
Newsletter Publication— January 2025

The Neighborhood News is published monthly by the Village IV Organization and distributed to 602 member homes.  
Call the Clubhouse or e-mail submissions or comments to: [editor-viv@comcast.net](mailto:editor-viv@comcast.net).

Volume 15 Issue 1

## Happy New Year!

Best wishes for a fabulous 2025

May your troubles be less, and your blessings be more,  
and nothing but happiness come through your door!

Village IV  
Organization

## Meet & Greet Santa & Elf 2024

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As of January 1st, 2025 you need to come in and get your new ID sticker for 2025.

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# WE DO NOT EXCEPT POST DATED CHECKS

## 2025 Assessment Information

Each Village IV household pays dues to the Village IV Organization (Clubhouse) in addition to the individual homeowners' association to which they belong (based on home type).

The Clubhouse Office collects the individual homeowners' association payments on behalf of Manor Homes (MHOA) and Patio Homes (PHOA).



**Woodridge Center Townhome (THOA) payments are not processed at the Clubhouse Office.** You need to mail or pay online monthly to FirstService Residential .

Village IV assessment payments are due on the first of each month. A generous 14-day grace period allows you to pay late without penalty. Any payments received after the 15th of the each month incur a late fee.

**Please utilize the coupon books when making payments.** If you did not receive a payment book for 2025, please contact the Clubhouse Office—(630) 960-2850. These are provided to

insure that your payment is posted to the correct account.

If you do not choose to take advantage of the 10% annual payment discount (see below), use the first 12 coupons in your payment book to make your monthly payments.

**MHOA: \$54.99**  
(includes .53 MHOA dues)

**PHOA: \$341.77**  
(includes \$287.31 PHOA dues)

**THOA: \$54.46**  
(Individual THOA dues of \$261.04 paid separately to FirstService Residential)

## 10% (Optional) Discount

Village IV offers a 10% discount on the Village IV dues if paid in full by **February 1, 2025**. To take advantage of this offer, utilize payment #13 in back of your coupon book and submit **your payment NO LATER THAN February 1, 2025.**

MHOA Annual: \$594.56  
PHOA Annual: \$875.48  
THOA Annual: \$588.20

## Easy Way to Make Payments

Setting up automatic payments with your bank via online banking takes the guesswork out of making payments.

You can schedule your payment and your bank can send us a check. Saves you postage, too :)

Contact your financial institution and remember to provide your Village IV account number and address to insure proper credit to your account.

## Be Safe and Keep the Clubhouse Clean

The winter weather brings snow and sloppy conditions !

Please be careful when entering the Clubhouse. Wipe your feet thoroughly to prevent falls and keep our floors dry and clean.

If you plan to use any of the weight room or exercise equipment, please bring clean, dry shoes. Wet shoes cause damage to the machines and slippery conditions.



## New Year Holiday



The Clubhouse is closed on the following days in observance of the New Year holiday:

- Tuesday, December 31st 2024
- Wednesday, January 1st, 2025
- Thursday, January 2nd, 2025

Wishing you and your family a peaceful and safe New Year celebration!



## Community Classifieds\*

### Clubhouse Services

Your Village IV Clubhouse offers the following services to members in good standing:

- Fax \$1.00 per page
- Photocopies 10 cents per page
- Notary of Public \$6.00 per page
- Ad Board
- Pace Bus Reimbursement
- Party Room Rentals



### Ad Space Available

**Weichert** REALTORS®  
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Independently owned and operated

## Moving Made Easy

**We help you through every step of your transition – from decluttering to packing to selling your home and everything in between.**

**Just one call – we do it all!** Call us today to see how we can make your move stress-free.

[www.PrestoRealEstate.com](http://www.PrestoRealEstate.com) | [Info@PrestoRealEstate.com](mailto:Info@PrestoRealEstate.com) | 800-495-1120

### Closing Packages

Selling your home? All Homeowners - you must have your attorney call the Village IV Business Office at (630) 960-2850 for a Closing Package.

This package is required to close on your home.

Closing Package Fee - Call the VIV Business Office for info.



Please allow the VIV Business Office at least two weeks to process the closing package for your home.

### Association Dues Payment Options

Monthly payments are due on the 1st of each month. A grace period of 14 days is allowed before late fees apply. Any payments received after the 15th of the month incur a late fee.

The Clubhouse Office currently accepts checks and cash (exact amount only, change cannot be provided) for dues payments. There is also an option for members in good standing (no past due balances) to pay online with a PayPal account (convenience fees apply).

There is a drop box at the Clubhouse entrance where payments can be placed any time. **Do not place cash in the drop box.** If you choose to pay with cash, please stop by when an attendant is on duty so we can provide a receipt.

Many banks offer options to set up recurring payments at no cost to you. Check with your bank to set up Village IV as a vendor that gets paid monthly. Be sure to include your account number and address when setting us up.

### Never Miss a Payment

Setting up automatic payments with your bank via online banking takes the guesswork out of making payments. You can schedule your payment and your bank sends us a check. Saves you postage, too :)

**Contact your financial institution** and remember to provide your Village IV account number and address to insure proper credit to your account.

**Please do not contact Village IV to set this up.** It must be done with your bank or financial institution.



### Party Room

Planning a party? Consider hosting it at the Clubhouse.

The party room calendar for 2025 is available to schedule your events. The party room can be reserved by members only for parties and non-profit events.

There is a \$50.00 booking fee payable within three days to hold your reservation. Balance of fees are due at regular contract date. Please call the Clubhouse for details.

### Recycling & Trash Pickup

Waste and recycling pickup services for our area is provided by **Groot Industries, Inc.**

Regular pickup is delayed 1 day for the following Groot holidays:

- New Year's Day
- Memorial Day
- Fourth of July
- Labor Day
- Thanksgiving Day
- Christmas Day

Additional information is available at: [www.groot.com](http://www.groot.com) or 1(888)485-0900

### Food Pantry Donations

A table for donations to the local community food pantry is provided at the Clubhouse entrance to help our neighbors in need:



#### FOOD NEEDS:

- Pancake mix
- Boxed potato mixes
- Canned tuna
- Canned chicken
- Boxed dinner mixes (Hamburger Helper)
- Jelly

#### NON-FOOD NEEDS:

- Paper towels
- Napkins
- Tissues (Kleenex)
- Size 4, 5 & 6 diapers
- Baby wipes

## Village IV Organization

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FIRST CLASS  
PRESORT  
US POSTAGE  
PAID  
PERMIT NO. 404  
DOWNERS GROVE, IL

### Association E-Mail:

[Village-iv@comcast.net](mailto:Village-iv@comcast.net)

### ADDRESS SERVICE REQUESTED

Please notify us  
if you want to "opt out"  
of paper newsletter delivery!  
Call the office or e-mail  
[editor-viv@comcast.net](mailto:editor-viv@comcast.net)

Visit us on the web!  
[Village-iv.org](http://Village-iv.org)



**Village IV**  
**Home Owners Association**



### January 1st thru February 28th 2025

#### WINTER

#### HOURS

Monday—Friday: 9:00 AM - 8:00 PM

Saturday: 10:00 AM - 8:00 PM

Sunday: 12:00 PM - 8:00 PM

January 2025						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1 New Year's Day CLOSED	2 CLOSED	3	4
5	6	7 THOA MEETING 7:00 PM	8 MHOA MEETING 7:00 PM	9 PHOA MEETING 630 PM	10	11 PARTY BOOKED
12	13	14	15	16	17 PARTY BOOKED	18
19	20 Martin Luther King Jr.	21	22	23	24	25 PARTY BOOKED
26	27	28	29 VIV MEETING 7:00 PM	30	31	