



The Neighborhood News

The Village IV Homeowners' Association
Newsletter Publication— December 2025

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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.

Village IV Organization

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**January 1st,
2026 you need
to come in
and get your
new sticker**



The Clubhouse Staff and Village IV Board wish
you a Merry Christmas and a Happy New Year!



Santa and Elf coming December 6th.

**HAPPY
NEW YEAR**

2026 Payment Books

The 2026 coupon payment books are in production and expected to ship from the printer in mid-December.

If you do not receive your payment book by **Friday, December 19th**, please contact the Clubhouse— (6 3 0) 9 6 0 - 2 8 5 0 or e-mail village-iv@comcast.net.

Please utilize the coupon book and envelopes provided when making your association pay-

ments since it helps make the data entry payment process more efficient.

An easy alternative to writing a personal check every month (and postage saver!) is to set up recurring monthly payments with your bank.

You can contact your bank to set up monthly recurring payments to Village IV and never have to write a personal check again.

Remember to provide your Village IV account number and address.

These books are provided for the convenience of our members and help insure that each payment is applied to the appropriate account.

Please keep your payment book in a safe place for use in making assessment payments throughout the year.

Make checks payable to “Village IV Organization”.

WE DO NOT EXCEPT POST DATED CHECKS!

THOA News

The THOA Board voted to increase the assessments for 2026. There is an increase, payment is \$277.69. This doesn't include Village IV's dues at \$57.18 month.

THOA board meetings will be held on the first Tuesday of the month at 7:00 PM at the Clubhouse. If the first Tuesday of the month is a holiday/election day the meeting will be held the second Tuesday.

The governing documents state that the annual meeting should take place at 7:30 PM on the third Monday in May.

VIV Organization

The Village IV Board has voted to increase the 2026 dues. The dues are \$57.71 a month. For 2026.

The VIV meets monthly on the 4th Wednesday of the month at 7:00 PM unless there is holiday at the clubhouse.

MHOA NEWS

MHOA dues will remain at \$.53 a month.

The MHOA meets on the odd month. On the first Wednesday 7:00 PM at the Clubhouse.

PHOA News

The PHOA Board has voted to increase the dues to \$301.68 this does not include VIV dues that increased to 57.18. The total a month will be \$358.86 this is a 5% increase. For 2026.

The PHOA meets the second Thursday of the month 6:30 PM at the Clubhouse.



STARTING DECEMBER 1ST THRU MARCH 31ST

WE WILL BE CLOSING AT 8:00 PM MONDAY—SATURDAY



Clubhouse Holidays

We observe the holidays. Here is the clubhouse schedule

Christmas December 24th, 25th & 26th CLOSED

New Years December 31st, January 1st & 2nd CLOSED

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



We're not just Realtors®. . . We're your neighbors!

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). <http://villageiv.com/make-a-payment.html>.

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 2026 is available to schedule your events. The party room can be reserved by members only for parties and non-profit events (Covid capacity restrictions may apply).

There is a \$350.00 booking fee payable within three days to hold your reservation. Balance of fees are due by 30 days before party 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 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
- Food for Seniors (low-sodium, small sizes, etc.)



wscpantry.org

NON-FOOD NEEDS:

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

Village IV Organization is not responsible for any errors, inaccuracies, conflicts or misprints.

*Village IV Organization is not affiliated with, nor does it support, endorse, or recommend any advertiser in this publication.

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if you want to "opt out"
of paper newsletter delivery!

Call the office or e-mail
editor-viv@comcast.net

ADDRESS SERVICE REQUESTED

Visit us on the web!
Village-iv.org



Village IV
Home Owners Association



Monday—Friday: 9:00 AM - 9:00 PM

Saturday: 10:00 AM - 9:00 PM

Sunday: 12:00 PM - 8:00 PM



◀ Nov 2025	December 2025						Jan 2026 ▶
Sun	Mon	Tue	Wed	Thu	Fri	Sat	
	1	2	3	4	5 ADULT CHRISTMAS PARTY 7:00 PM – 10:00 PM	6 MEET & GREET SANTA & ELF NOON – 2:00 PM	
7	8	9	10	11	12	13 PARTY BOOKED	
14 PARTY BOOKED	15	16	17	18	19	20 PARTY BOOKED	
21 Start of Winter (Winter Solstice)	22	23	24 CLOSED	25 Christmas CLOSED	26 CLOSED	27	
28	29	30	31 CLOSED				