

# HERMITAGE HILLS SUBDIVISION

## Homeowners' Association

### BOARD OF TRUSTEES:

John Linsenhardt, Dan McKean, Casey Cross, Jake Mohnke, Diane Quitmeyer

P.O. Box 426, Fenton, MO 63026 ▪ [hhtrustees@hermitagehills.net](mailto:hhtrustees@hermitagehills.net) ▪ [www.hermitagehills.net](http://www.hermitagehills.net)

# Welcome!

We would like to welcome you to Hermitage Hills Subdivision. It is a private community that is maintained through a subdivision homeowners' association. The current homeowners' association was re-activated in August, 2010 after being nearly inactive for five years. The trustees and contact information are shown above. The website can be found at [www.hermitagehills.net](http://www.hermitagehills.net) which was developed to communicate information from the trustees through meeting minutes and other postings. In addition, a trustee newsletter is sent annually in the spring. The trustees can be contacted through the subdivision e-mail at <mailto:hhtrustees@hermitagehills.net> or through regular mail at P.O. Box 426, Fenton, MO. 63026

Our roads are privately owned by the subdivision. The funding for improvements and maintenance comes only from annual assessments billed to the subdivision lot/homeowners. As approved at the Spring 2025 HOA meeting and as allowed in the new indentures implemented in November, 2012, the current annual assessment to lot owners is a split assessment of an administrative fee of \$100.00 and a road maintenance fee of \$400.00 for paved roads or \$200.00 for gravel roads. The subdivision indentures are available on the webpage. Rules and restrictions in the subdivision are limited to those outlined in these indentures.

Hermitage Hills is a private subdivision, therefore, no maintenance is provided by Jefferson County and all maintenance work has to either be professionally contracted and funded by the subdivision assessment fees or provided by volunteer work provided by the lot/homeowners in the subdivision. Snow removal service is budgeted to be provided each winter. The type of service varies depending upon the amount of snow received. In all cases, however, the main entrances and problem area hills are treated so that residents are able to enter and exit the subdivision. In addition, assessment funds are used to maintain and improve the common grounds.

The volunteer subdivision neighborhood watch program is currently inactive. This program was developed to promote neighborhood awareness but does not give the residents any authority to enforce laws. The previous coordinator for the program resigned last year and until another volunteer takes on this responsibility, the program will remain inactive. **For law enforcement issues, you should contact the Jefferson County Sheriff's department at (636) 797-9999 for non-emergencies and 911 for emergencies.**

## **Vehicle regulations**

- Any vehicle parked along the street must have a current license plate. Vehicles with no license plates or expired license plates parked along the street are a violation and will be tagged for towing.
- Any camper, RV, boat, or trailer must be parked in the driveway or on a gravel pad within the yard. Parking them on grass or on a road-side parking pad is prohibited.
- The storing of derelict vehicles on any lot is prohibited by the Jefferson County Solid Waste Ordinance. The ordinance defines a derelict vehicle as “Any vehicle that is inoperable (unable to start and move under its own power), partially or totally dismantled, or has portions of its body work missing or is substantially damaged.” Any violation of this will be reported to the county.

## **Excessive Noise – Peace Disturbances and Barking Dogs**

There is a Jefferson County peace disturbance ordinance in place that prohibits excessive noise including playing any radio, music player, television, audio system or musical instrument in a manner or at a volume that disturbs the peace or speaking, shouting, or singing at a volume that disturbs the peace. The Sheriff’s department will respond to reports of peace disturbance.

There is also a peace disturbance ordinance (section 205.125) related to howling and barking dogs which states:

- A. It is unlawful in Jefferson County to keep or harbor a dog that howls or barks in violation of this Section.
- B. It constitutes a violation of this Section if the howling or barking occurs continually and is audible beyond the property line of the premises on which the dog is located:  
For more than 15 minutes between the hours of 10:00 p.m. and 8:00 a.m. ; more than 30 minutes between the hours of 8:00 a.m. and 10:00 p.m. ; or a shorter duration on more than 5 occasions within a given 10 day period.

For more details, you may access the ordinance web page at:

<http://z2codes.sullivanpublications.com/sullivan/Z2Browser2.html?showset=jeffersoncountysset>

Select the Title II folder and then the Chapter 205 folder and scroll down to 205.125.

Following are other restrictions and responsibilities of pet owners in Jefferson County:

### **Leash Law**

Pet owners are prohibited from allowing their dog or cat to free-roam without physical restraint by its owner when it is off of their property.

### **Provide Adequate Care and Control**

Pet owners are required to provide adequate care for their pets. This includes providing wholesome, species and age appropriate food; clean, fresh water; adequate shelter; and medical care for the health & welfare of the animal.

### **Animals Should Not Harm Another Animal or Person**

Animal owners must not allow their animals to bite, attack and or cause injury to another animal or human.

For more details you may access the website at:

<http://www.jeffcomo.org/AnimalControlRulesOwnership.aspx?nodeID=AnimalControl>

To report a violation, call **Jefferson County Animal Control** at **636-797-5577**.

## **Common grounds:**

The lake in the subdivision can be used by all of the lot/homeowners for fishing. There is common ground completely around the lake so that you can fish anywhere in that area. The rules for the lake and the common ground are as follow:

1. No unauthorized vehicles are allowed on the lake common ground areas, including cars, trucks, 4-wheelers, motorcycles, dirt bikes, and mini bikes.
2. No gas powered passenger watercraft is allowed on the lake. Electric trolling motor watercraft is allowed.
3. Small, gas powered and radio controlled (RC) non-passenger vehicles are allowed on the lake and common ground.
4. No swimming is allowed in the lake
5. Littering of trash on common ground or in the lake is prohibited.
6. No camping or camp fires allowed on the common ground.
7. No fireworks are permitted to be used on the common ground.

FOR EMERGENCIES CONTACT 911. Fire protection is provided by the Springdale Fire Department with the main location at 1771 Springdale Blvd., Fenton, MO 63026. . The phone number is (636) 343-9300. Ambulance service is provided through the Rock Township Ambulance District in which the main location is in Arnold, MO with the phone number (636) 296-5066.

TRASH SERVICES: As of October 1<sup>st</sup> 2024, in accordance to an amendment to the Indentures passed in 2019, **all owners and residents of the subdivisions are required to use a single trash company designated by the HOA**. This is to reduce damage and wear of the streets caused by multiple large trash trucks on the street daily. Information concerning the current service provider can be found on the webpage or provided by the HOA

INTERNET, PHONE, AND CABLE SERVICES. AT&T Fiber Internet services are available throughout the subdivision. Charter/Spectrum is available for most, but not all of the subdivision.

SEWER: Northeast Public Sewer District #3 is the provider for sanitary sewage disposal. This does not include storm water run-off. Storm water drainage is maintained by each homeowner on his/her own property with the intent that water drains to the creek and into the lake. If a property contains a run-off ditch or drainage pipe, it is the property owner's responsibility to keep those areas clean of debris that may inhibit the water from draining properly. The subdivision association is not responsible for water run off maintenance.

WATER: Water service is provided through Water District #3 located at 1469 Old Highway 21, Arnold, MO. The office phone number is 636-296-7053. The emergency number is 314-894-5126.

ELECTRIC: Ameren UE provides the electric service to the subdivision. The phone number to report an electric outage is 314-342-1000.

Again, Welcome to our community. If you need any other information related to Hermitage Hills Subdivision, please let us know.