



HERMITAGE HILLS SUBDIVISION TRUSTEES NEWSLETTER



April 2011

To: All Owners/Residents of Hermitage Hills Subdivision
From: Board of Trustees - Donny Amos, Lynn Daugherty, John Linsenbardt

HAPPY SPRING!

YOUR SUPPORT IS APPRECIATED



We would like to take this opportunity to thank the many lot/homeowners who have provided the necessary financial support as well as encouragement since we were elected the new trustees last year. Our accomplishments so far could not have taken place without them. We are diligently working to continue running the subdivision association and provide the needed improvements in the subdivision. Your continued support and assistance will be very much appreciated.

ROAD REPAIRS & OTHER MAINTENANCE

Now that Spring is here, we can begin needed street repairs. Over the winter, more sections of our roads deteriorated and new pot holes formed from the cold temperatures and snow. A section of Westbourne Way had become so bad the school buses could no longer travel on it. Emergency repair with gravel was done a few weeks ago to make it passable. This is a temporary solution until permanent asphalt repair can be done. In addition, gravel repair will be provided on Waybridge Lane and other miscellaneous areas with large holes.

A preliminary list of additional road repair work needed is as follows:



Other Patching/gravel
Lazy Oak & Timber Ridge Drive

Major repairs
Lower Summerland Drive: patch holes, repair transition from asphalt to concrete

ROAD REPAIRS/MAINTENANCE (CONT'D)

- Asphalt Patching/Pothole repair
Hill on Buckboard Lane and 760 Buckboard Lane
Corner of Waybridge & Turnbridge
Corner of Westbourne Way & High Cliff Drive
1857;1977-1981; 2007 Westbourne Way
Corner of Hermitage Drive & High Cliff Drive
Hermitage Drive by creek
Corner of Hermitage Drive and Waybridge Lane
Corner of Waybridge Lane & Waybridge Court
11 Waybridge Court
1857 and 1841 Waybridge Lane
Corner of Hermitage Drive and Americana Way
744 Hermitage Drive
Pine Haven by creek
748 Pine Haven to Walnut Ridge
779 Timberside to Walnut Ridge
2017 Waybridge Lane
Corner of Waybridge Lane & Timberside



- Concrete slab replacement
679 Walnut Ridge
Corner of Summerland Drive & Summerland Ct. (7 slabs)
Summerland Court (4 slabs)
Summerland Drive (7 slabs)

Widen Road
High Cliff at bottom of hill

Bids are being solicited for these repairs, however, with the limited funding available, it is likely we will not be able to provide all of the needed repairs this year. It is also possible some of the repairs may have to be done ourselves with volunteers. In addition, a long term plan for asphalt replacement on our streets is being developed.

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ROAD REPAIRS/MAINTENANCE CONT'D

Additional maintenance items are as follow:

Water drainage issues

Lower Buckboard, 1828-1836 Westbourne Way, 1865 Waybridge Lane, 1911-1925 Americana Way (solution to be determined)

Miscellaneous

Common ground below lake dam: smooth ground, put in road-side ditch

Lake needs to be treated with chemicals (herbicide and algacide) used to control coontail and algae growth in the lake.

These are maintenance items that need to be completed in the near future but will also be limited by the funds available.

MAIN ENTRANCE SIGN REPAIR PROJECT

On February 16, the subdivision main entrance sign tie wall was hit and damaged by a car. A claim was submitted to the insurance company of the driver for the cost of the needed repair and a settlement check was received. Because the landscaping will have to be repaired with the replacement of the tie wall, the trustees plan to take this opportunity to improve the area around the sign by clearing the brush and putting in new shrubbery and plants. In addition, the previous wood tie wall will be replaced with landscaping stones and funded by the insurance money. This repair work is underway and should be complete within a few weeks.



VOLUNTEERS NEEDED

With upcoming projects, we may need help from volunteers. If you would like to provide volunteer services for the subdivision, please contact us with your name, address, phone number, the type of work you are willing to do and any skills or expertise that could be useful in these projects. You will then be asked to sign a volunteer liability release form that can be found on the website before performing any work. Your help will be greatly appreciated!!!



ASSESSMENT COLLECTION

The billing for prior unbilled assessments for 2007, 2008 and 2009 was mailed to the lot/homeowners on February 28, 2011 and payment is due by April 30, 2011. We appreciate those who have been prompt in payment of their assessment fees.



Because of these lot/homeowners who care about our subdivision, we will be able to begin much needed improvements in the subdivision, including street repair. Depending on the amount of assessments collected, we hope to also provide street signs and stop signs throughout the subdivision.

Payment Arrangements

With the condition of the economy, we understand that it may be difficult to pay your assessments. If you need to set up payment arrangements, please contact us as soon as possible. Partial payments are also accepted. Assessment bills over 90 days past due in which we have had no payment or contact from the lot/homeowner will be submitted to the subdivision attorney for collection. Interest and legal fees will be added to the collection amount.

Requests for Assessment Exemptions

The trustees have received requests for assessment exemptions. Following are some of the requests we have received with our response to them:

1) We have had requests from lot/homeowners who are located on streets that are not inside of the subdivision such as on Saline Road to be exempted from assessments because they either do not think they are part of the subdivision or because they do not receive benefits from the subdivision. One lot/homeowner on Saline Road asked to have her property withdrawn from the subdivision to be exempted from the assessment fees.

Our response is these lots/homes on Saline Road and other streets located outside of the subdivision are included in the plat map of Hermitage Hills and the owners are responsible to pay the annual assessment fees.

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ASSESSMENT COLLECTION (CONT'D)

Although, it may not be fair to pay assessments when they do not receive the same benefit as those inside the subdivision, the trustees do not have the authority to exempt these lot/homeowners from them. It is our fiduciary obligation to collect the assessment fees as outlined in the subdivision indentures. The only way in which this currently can be changed is if exemption would be approved by 80% of the lot/homeowners. This is also true for any lot/homeowners that want their property withdrawn from the subdivision.

2) We have also had lot/homeowners who have refused to pay assessments because they have not seen any improvements in the subdivision in past years; because they were told when they moved here that there was not a subdivision association and no annual assessments; or because assessment fees collected in the past were not used appropriately.

Our response is assessments were not collected for at least five years when the association was virtually inactive prior to our election as the new trustees last year. Improvements could not be made without funding and without an active association. Now that the association is active again, it is necessary to collect the prior unbilled and current assessments so that improvements can be made.

The association is now being run like a proper business as it should have been before, but we don't have any collateral to borrow against or products to sell. Our only source of funding is through the annual assessments. Lot/homeowners refusing to pay these legally collectible assessments will only prevent or delay the needed subdivision improvements. Accountability for the expenditures of these assessments will be provided through accurate and up to date bookkeeping records to be used for annual tax filing purposes and through an annual income and expense report provided to all lot/homeowners. In addition, the trustees are accountable to each other for the collection and expenditures of the assessment fees.

DONATIONS WELCOME!!!

Do You Care About Your Neighborhood? We Do!

We care about this neighborhood which is why we donate many hours of our time every week working for the betterment of it. There is no benefit to us as trustees other than improving our neighborhood and we are tasked with fixing a very broken subdivision with very little resources.

As much as we want our neighborhood improved, the truth is that progress will be painfully slow until we have the necessary funding. The annual assessment fees alone will not cover the cost to provide permanent repair to all the streets in the subdivision. We anticipate several hundred thousand dollars of work is needed. If all annual assessment fees are collected they total about \$20,000.

These funds have to cover the annual administrative expenses of running the association, legal and insurance fees, payment of a prior legal judgment, snow removal and general upkeep of the subdivision. Unless additional sources of funding are found, the needed street repair cannot be completed for several years. Any donation amount will speed up this process. If you are unable to donate money, maybe you could find a person, organization or business who can or organize a fundraising activity to contribute to this cause.



There are hundreds of families with children of all ages living in our neighborhood. By repairing the streets, these families who travel on them will be protected from the risk of injury caused by their poor condition as well as the risk of damage to their vehicles. In addition, our home values will greatly improve. This is an opportunity for us all to come together to help each other and ourselves.

All donations, large and small, are welcome. We can keep donations discrete or recognize those who have donated (whichever they prefer). In addition, the donation amounts received will be reported in our newsletters. 100% of this money will go directly toward street repair. We, as your trustees and neighbors thank you for any contributions you can make.



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TRUSTEE REPLACEMENT



The trustees would like to recognize Aline Rogers for the outstanding job she did with bookkeeping and other duties in her role as one of the four newly elected trustees. She donated many hours of her time over the past seven months to help re-establish the subdivision association. Her contributions were valuable and greatly appreciated. Recently, however, due to health and personal reasons, Ms. Rogers submitted her resignation. She has offered to continue serving the subdivision association through volunteer work as needed.

We are now soliciting volunteers who are interested in filling the vacancy for the fourth trustee. This trustee will be appointed by the three remaining trustees. The requirements to be a trustee are:

- 1) Lot/homeowner resides in Hermitage Hills
- 2) 21 years of age or older
- 3) Computer literate, including use of e-mail. Working knowledge of Microsoft Word & Excel is also helpful.
- 4) Bookkeeping/Accounting skills and working knowledge of Quick Books is desired, but optional.
- 5) Can contribute at least 5–10 hours per week in addition to weekly Monday night trustee meetings (eventually less time will be required as the association becomes more established).
- 6) If selected, all his/her assessment fees will need to be paid up to date

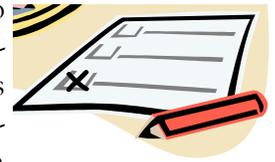
Those lot/homeowners interested in serving on the Board of Trustees should submit the following information to us by e-mail or regular mail no later than May 15, 2011:

- 1) Name and address, phone no., e-mail address
- 2) Main reason for wanting to be a trustee
- 3) Skills or abilities that would be useful for the role of a trustee

We will select three candidates from those who submit this information and invite them to meet with us. It is our hope to have the fourth trustee selected by June 15, 2011. When the petition amendment is approved, a fifth trustee will also be selected.

AMENDMENT PETITION

Efforts are still underway to collect the needed 314 approved amendment petitions to begin the process of changing our outdated subdivision indentures that were written in 1965. The petitions were mailed to all lot/homeowners this past January. As of April 21, 290 approvals had been received. If you have not yet returned your amendment petition, please do so as soon as possible.



Recently, the trustees have begun contacting those lot/homeowners who have not return their petition to determine if there was an objection to the proposed changes or another reason it was not received. The trustees plan to contact all of these lot/homeowners by June 1.

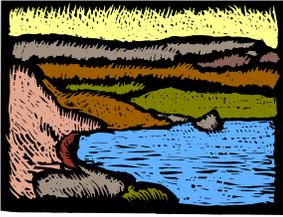
Because our indentures are severely outdated, they will eventually need to be completely re-written. However, this will be a lengthy and expensive legal process. The subdivision attorney has indicated it would take as long as a year and cost approximately \$2,500. Until this can be done, these initial amendment changes will allow us to move forward with the immediate needs of the subdivision.

After the needed approvals have been received, a volunteer committee will be selected to verify the accuracy of the number of approvals received. The amendment changes will then be filed in the Recorder of Deeds office in Hillsboro and will go into effect immediately after that.

Once these amendment changes are in effect, a general meeting of the subdivision can be organized. The date, time and location will be announced on the website, by e-mail and on signs posted near each of the subdivision entrances. This meeting will allow the lot/homeowners to come together and discuss subdivision issues with the trustees. We look forward to the opportunity and ability to make the long overdue changes needed to make our subdivision one we can all be proud of.

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COMMON GROUND/LAKE USEAGE



The use of the lake and common ground is subject to the rules established by the Board of Trustees as stated in Section 14 of the indentures.

The following rules and restrictions apply:

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

VIOLATORS WILL BE FINED AND PROSECUTED FOR ANY DAMAGES THEY CAUSE TO THE LAKE OR COMMON GROUND AROUND IT.

IT'S YOUR PARTY NOT OURS



With the warm weather upon us, it is likely some of you will want to host parties and other gatherings on your property. The use of amplifiers for music, karaoke and live bands for these events, especially after dark, is not only inconsiderate and rude to your neighbors, it violates a noise ordinance enforced in Jefferson County.

Other types of noise that should not be tolerated after dark is lawn mowers and other power equipment, loud voices, stereos, radios, and televisions.

You may report noise disturbances such as these to the Jefferson County Sheriff's Department while they are taking place and an officer will respond.

NO NEED FOR SPEED



We have received complaints from residents about speeding ATV vehicles, motorcycles, mini bikes and go carts being driven by both children and adults in our subdivision. This is a safety issue for both the driver and any passengers in the vehicle as well as for all of the residents in the subdivision.

The Jefferson County Sheriff's department was contacted by the trustees regarding this issue and were told because our roads are open access by the general public, the Sherriff's Department can and will enforce the requirements that all motor vehicles operating on our streets have to be licensed and be operated by a licensed driver. This includes mini bikes, dirt bikes, go carts and 4 wheelers, etc. They will respond if contacted about these vehicles being illegally operated on our roads. If the drivers are over the age of 17, they will receive a ticket and if the driver is under the age of 17, the parents will receive the ticket.

If you would like to report the active use an unlicensed vehicle of this type or driver who appears to be under the age of 17, contact the Jefferson County Sheriff's Department.

In addition, ALL drivers should obey the subdivision speed limit of 15 mph. Our streets are located in a residential neighborhood and everyone needs to be cautious when driving on them.



To contact the Jefferson County Sheriff's Department for a non-emergency: call 636-797-9999

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WHO LET THE DOGS OUT???

We have received complaints from residents about excessive barking by dogs left outside in the neighborhood. The noise of dogs barking for long periods of time is extremely annoying. One barking dog encourages other dogs to bark and ends up disturbing many people. It is irresponsible and rude for any dog owner to allow their dog(s) to bark excessively. Please be courteous and a responsible pet owner by preventing your dog(s) from doing this.



In addition, we have had reports of dogs running loose and allowed by their owners to urinate and defecate in neighboring yards. Not only is this inconsiderate to your neighbors, but could also be a safety threat if your dog is aggressive.

There is a Jefferson County ordinance against pets running at large. This law requires that your dog and other pets remain on your property unless they are supervised. Anyone may report a dog or other pet running loose by calling Animal Control at 314-797-5577.

DO YOU SEE WHAT WE SEE?



Please take the time to consider what your neighbor sees out their window when they look at your property. It is easy to overlook the view to your property when you do not see it the way others do. Please be considerate and take down Christmas decorations before Spring and remove unsightly things being stored on and around your property. In addition, large boats, buses, trucks, etc. parked on the street in front of your property for long periods of time create unpleasant scenery for others around you.

Now that spring is here, it would be appreciated if you clean up your lots by removing any trash and debris that may have collected over the winter.

DO YOU SEE WHAT WE SEE? (CONT'D)

Also, mowing your yard on a weekly basis will prevent rodents from using tall grass as a breeding ground and eventually finding their way into our homes. It is also helpful to maintain the ditch areas in front of your property near the streets.



If everyone keeps their property maintained, it improves the value of all homes in the subdivision and provides an appealing neighborhood environment for all of us.



NEWSLETTERS BY E-MAIL

If you are willing to receive newsletters by e-mail, please submit your name, home street address or lot no. and your e-mail address to our trustee e-mail address. This will save on our expenses for postage, paper and printing.



The next newsletter will go out in July.

HOW TO CONTACT US

You may contact us by e-mail at: hhtrustees@hermitagehills.net or by regular mail at P.O. Box 426, Fenton, Missouri, 63026.

WEBSITE

Additional information, including minutes from the trustee meetings can be found on the subdivision website at hermitagehills.net.