

# HERMITAGE HILLS SUBDIVISION TRUSTEES NEWSLETTER

January 2011

To: All Owners/Residents of Hermitage Hills Subdivision

From: Board of Trustees – Donny Amos, Lynn Daugherty, John Linsenbardt, Aline Rogers

## HAPPY NEW YEAR 2011

We wish you and your family a very Happy New Year! With your support and cooperation we will continue working towards improving the community of Hermitage Hills subdivision in 2011.



## 2010 TRUSTEE WORK HIGHLIGHTS

The following are highlights only and do not include all the work that has been done by the trustees since being elected. Additional information is provided in the meeting minutes which are posted on the website.

### AUGUST

- New Trustees voted into office on 8-11
- Two trustee meetings took place
- Consultation with attorney related to validation of election and other subdivision matters

### SEPTEMBER

- Three trustee meetings took place
- Meeting with prior trustee and release of subdivision records to new Trustees

### OCTOBER

- Three trustee meetings took place
- P.O. Box established for trustee communication
- New subdivision bank account established
- Subdivision website published
- Completion of subdivision plat map updates
- Lot owner information updated
- First newsletter mailed to lot/homeowners
- 2010 assessment billing mailed to lot/homeowners

### NOVEMBER

- Four trustee meetings took place
- Assessment fee collection began
- Snow removal contracted with Sparks Services.

### DECEMBER

- Two trustee meetings took place
- Service restored to dusk to dawn light at main entrance
- Snow removal services provided on 12/12; 12/16 and 12/24.

## 2010 YEAR END FINANCIAL REPORT



We would like to thank those who have been prompt in paying their 2010 assessment fee. Because of your financial support, we have been able to begin the process of re-establishing the subdivision association and maintaining our subdivision environment. This has included providing snow removal service during the recent snow storms.

Although some of the 2010 assessment fees have been collected, we need those who have not yet paid their assessment bill to do so as soon as possible so that we can continue to move forward. If we collected all the 2010 fees, they would total only a little over \$20,000. This is not much in comparison to the cost of repairing our streets and other current maintenance needs of the subdivision. Without financial support, we cannot accomplish all of what is needed to improve the subdivision as well as the value of our homes.

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# TRUSTEES NEWSLETTER

## 2010 YEAR END FINANCIAL REPORT (CONTINUED)

The expenses that were applied to the collected 2010 assessments were the cost of office supplies, including a laser copier and bookkeeping software; website management; postage; banking; re-establishing electric service to the entrance dusk to dawn light; and the largest expense was for snow removal service at a cost of \$3,400.00. (Since the beginning of this year we have incurred approximately \$4,000.00 in additional snow removal service expenses.)

A 2010 year end income and expense statement provided by our trustee/bookkeeper, Aline Rogers is enclosed.

### COMMUNICATION FROM LOT/HOMEOWNERS

We appreciate the communication, feedback and words of encouragement that we have received from some of the lot/homeowners. It is our desire to address any questions or concerns you may have. In addition, your ideas and suggestions for subdivision improvements will be taken into consideration. However, until we can collect sufficient funding, it will be difficult to make all the improvements needed. We will strive to prioritize future improvement projects based on what is necessary to upkeep the subdivision and on what funds are available.

### HOW TO CONTACT US

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

### NEWSLETTERS BY E-MAIL

If you are willing to receive newsletters by e-mail, please 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 April.

## AMENDMENT PETITION BY MAIL



As reported in the last newsletter, an amendment petition for changes to the subdivision indentures will be distributed to the lot/homeowners for approval. It was previously thought that the petition would be taken door to door for signatures; however, because we need this to be done in a more timely manner, it will now be distributed by regular mail. In the next few weeks, this petition will be mailed to the lot/homeowners along with a self-addressed, pre-paid return envelope. If more than one person jointly owns a lot, only one of the owners can submit a "yes" or "no" response for approval and a signature. Those who own multiple lots will provide only one response and signature that will be counted for each lot. Our indentures which were written 46 years ago (in 1965), require 80% approval of all lot owners for any change to be made and many changes are needed to effectively begin to improve our subdivision. This petition is our effort to start making those changes. An explanation of the five changes this amendment will make to the indentures is included in the petition and can also be viewed on our subdivision website. **Every signature is crucial; therefore, any lot/homeowners who do not return the petition by the specified date will be contacted by the trustees.** If you have any questions regarding this process or the proposed changes, please do not hesitate to contact us. Your cooperation is greatly appreciated and the results will be posted on our website.

### WEBSITE

Additional information, including minutes from the trustee meetings can be found on the subdivision website at [hermitagehills.net](http://hermitagehills.net).

