

HERMITAGE HILLS SUBDIVISION



TRUSTEES NEWSLETTER

January 2012



To: All Lot Owners and Residents of Hermitage Hills Subdivision

From: Board of Trustees – Lynn Daugherty, Tim Davis, John Linsenhardt, Dan McKean, Holly Tichy

NEW YEAR - NEW BEGINNINGS



We wish you and your families a very Happy New Year!

Each new year gives us the opportunity to reflect on the past year and areas in our lives we want to improve in the future. Some of us will

make a commitment to a personal goal, project or changing a habit in the new year called a “new year’s resolution”.

It is our hope that many of you will consider making one of your resolutions be to help improve our subdivision community not only physically, but in the way you interact and treat your neighbors.

This past year, the trustees have received multiple complaints from residents in the subdivision about their neighbors being inconsiderate to them. This includes allowing their dogs to bark continuously, run loose and defecate in others yards; shooting off fireworks, guns, etc.; speeding in the subdivision while in licensed and unlicensed vehicles and littering the common ground areas around the lake. In addition, parking vehicles long term on our narrow streets creating a safety hazard and inconvenience.

Our subdivision environment needs improvement not only in the physical condition, but also in the way the residents interact with each other. Busy lifestyles prevent many of us from having the time to get to know our neighbors or care about them on a personal level. In addition, some people have adopted a selfish mentality displayed by this generation which has no regard or respect for others. To accomplish improvement goals in our community, this cannot be our way of thinking. We all have to work and act together to create a neighborhood environment that is pleasant for us all.

NEW YEAR - NEW BEGINNINGS (CONT'D)

Please be considerate by not allowing your dog(s) to bark continuously or run loose and by not making loud noises that can be heard throughout the subdivision that may prevent a neighbor’s baby or sick child from sleeping or those who have to work that night or the next day. Before speeding through the neighborhood, consider you could possibly hit a child or a neighbor’s beloved pet and when parking vehicles on the road, consider it may be difficult for emergency vehicles to pass that could save one of your neighbors life. Also consider that when shooting guns into the air, the bullet has to land somewhere and could injure or even kill someone in the neighborhood. In addition, when using the common ground area around the lake, allow others to also enjoy using it by not littering it with trash.

We encourage you to take the time to get to know your neighbors this year, if you haven’t already done so and to treat them as you want to be treated. Let’s make 2012 the turning point for the overall condition of our subdivision. As trustees, we are committed to doing our part and ask you to join us by committing to doing yours. THANK YOU.

“Individual commitment to a group effort -- that is what makes a team work, a company work, a society work, a civilization work.”

-Vince Lombardi



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SUMMARY OF 2011 TRUSTEE ACTIVITY

JANUARY

- Three trustee meetings took place including a consultation with the subdivision attorney
- Snow removal services provided on 1/10; 1/11; 1/12; 1/19; 1/20
- Trustees received a summons to appear in court regarding N.B. West lawsuit from 2002
- Newsletter w/ 2010 year end income and expense statement distributed to lot/homeowners

FEBRUARY

- Three trustee meetings took place, including a consultation with the subdivision attorney
- Amendment petition mailed to lot/homeowners
- Hermitage Hills Homeowners Association was incorporated as a not-for-profit entity
- Assessment billing for 07, 08, 09 was mailed to lot/homeowners
- Entrance signed retaining wall damaged
- One trustee resigned due to health reasons

MARCH

- Three trustee meetings took place
- Collection of assessments and amendment petitions began
- Specific Road Repair Needs identified
- Bids received for emergency gravel repair of Westbourne Way and Waybridge
- Insurance Claim submitted for entrance sign retaining wall damage
- Bids for HHOA liability insurance obtained

APRIL

- Four trustee meetings took place
- Liability Insurance for the HHOA purchased
- Emergency gravel repair done on an area of Westbourne Way and an area of Waybridge
- Rules for lake and common ground developed by the trustees for liability insurance requirements
- Continued collection of assessments and amendment petitions
- Insurance check received for repair of entrance retaining wall and bids solicited for the repair
- Solicitation of bids for asphalt repair of subdivision streets began
- Newsletter to lot/homeowners mailed w/ solicitation for replacement trustee

SUMMARY OF TRUSTEE ACTIVITY (CONT'D)

MAY

- Four trustee meetings took place including a consultation with the subdivision attorney
- Required number of amendment approvals received
- Continued evaluation of street repairs that can be provided with available funds
- Solicitation of bids for Asphalt repair of subdivision streets continued
- Lake chemicals provided w/assistance from a volunteer Hermitage Hills lot/homeowner
- Entrance sign retaining wall repaired with the upgrade of a stone landscaping box
- Appointment of replacement trustee

JUNE

- Four trustee meetings took place including a consultation with the subdivision attorney
- Initial agreement with N.B. West Contracting negotiated by subdivision attorney
- Landscaping w/shrubs and flowers provided by trustees in entrance sign retaining wall box
- Preliminary planning of general meeting
- Continued solicitation of bids for complete street repair and just priority areas

JULY

- Two trustee meetings took place
- Continued solicitation of bids for street repair
- Drafted legal document for amendment filing received from attorney
- Cont'd planning of general meeting
- Preliminary information for the cost of subdivision street name signs obtained

AUGUST

- Four trustee meetings took place, one with the lot/homeowners on Lazy Oak Dr.
- Location for general meeting secured and discussion of voting items
- Formal final verification counting of approved amendment petitions by trustees and three lot/homeowners
- Continued solicitation/collection of bids for street repair

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SUMMARY OF TRUSTEE ACTIVITY (CONT'D)

SEPTEMBER

- Three trustee meetings took place, including a consultation with the subdivision attorney
- Amendment legal document signed by trustees and filed by attorney in Hillsboro
- Bid accepted from Asphalt Paving and Concrete for asphalt street repair of some priority areas and gravel application for temporary repair of a section of street on Waybridge Lane
- Asphalt street repair began on September 23 and was completed on September 24.
- 30-day notice of general meeting mailed to lot/homeowners with absentee ballots
- Discussion of agenda for general meeting

OCTOBER

- Two trustee meetings took place
- Newsletter distributed to lot/homeowners
- Solicitation for 5th trustee
- Resignation of current trustee
- Final preparation for general meeting
- General meeting took place on October 24 including presentation of voting items
- Preliminary tally of votes

NOVEMBER

- Three trustee meetings took place
- 2011 assessment billing sent to lot/homeowners with preliminary results of the voting items from the general meeting
- Formal counting of voting ballots
- Brush clean-up day on November 19
- Snow removal contract with Gamel Contracting signed by trustees
- Appointment of replacement and 5th trustees

DECEMBER

- One trustee meeting took place which included consultation with the subdivision attorney
- Discussion and implementation of the indentures re-write process which was approved by the lot/homeowners in the voting ballot items
- Continued collection of assessment payments
- Entrance sign decorated for holiday season
- Completion of year end income/expense statement to be distributed with January newsletter to lot/homeowners

GENERAL MEETING SUMMARY



There were 54 lot/homeowners represented in attendance at the general/voting subdivision meeting on October 24, 2011. A presentation was given by John Linsenhardt, Board Chairman; Holly Tichy, Trustee and Lester Stuckmeyer, Jr., the subdivision attorney, which were followed by a question and answer session with the attendees. A transcript of the questions and answers has been posted to the website and will be provided upon request.

A recap of trustee work since the new Board was started in August of 2010 was presented as well as current issues, budgetary information and explanation of the voting items. A copy of the full presentation slide show is posted on the website and will also be provided to those who request it. Following is the budgetary information that was presented:

Expenses By Category

<u>Category</u>	<u>2010 (Oct-Dec)</u>	<u>2011 (YTD)</u>	<u>Combined</u>	<u>%</u>
Street Repair	\$0.00	\$24,155.00	\$24,155.00	50%
Snow Removal	\$1,875.00	\$10,215.00	\$12,090.00	25%
Legal Judgment	\$0.00	\$3,307.82	\$3,307.82	7%
Entrance Sign	\$0.00	\$2,425.21	\$2,425.21	5%
Office Expenses	\$1,038.81	\$717.15	\$1,755.96	4%
Postage	\$341.00	\$1,081.00	\$1,422.00	3%
Insurance	\$0.00	\$1,030.00	\$1,030.00	2%
Legal Fees	\$0.00	\$1,000.00	\$1,000.00	2%
Street Lights	\$270.44	\$128.76	\$399.20	1%
Lake Maintenance	\$0.00	\$312.26	\$312.26	1%
Misc.	\$70.60	\$241.43	\$312.03	1%
Website	\$279.02	\$0.00	\$279.02	1%
Past Debts	\$0.00	\$141.99	\$141.99	0.3%
P.O. Box	\$32.00	\$60.00	\$92.00	0.2%
Total Expenses	\$3,906.87	\$44,815.62	\$48,722.49	100%

Note: \$2145 of the Entrance Sign work was covered by the driver's insurance company

This report shows a breakdown of the subdivision expenses over the last year as of the date of the meeting. The last column shows the percentage of the total expenses spent in each category. The total of the expenses was \$48,722.49. The top three expenses were street repair, snow removal and the legal judgment payment. Another item to note is the Entrance Sign expense for \$2,425.21. Of this amount, \$2,145 was covered by insurance. \$55 of the amount was spent from the operating budget to pay for the additional cost of a stone box for the sign versus the previous railroad tie box. The other \$225.21 was spent on flowers, shrubs, mulch, and soil to fill the box.

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SUMMARY OF GENERAL MEETING (CONT'D)

SUMMARY OF GENERAL MEETING (CONT'D)

Assessment Revenues

	<u>2010</u>	<u>2011</u>
January		\$411.78
February		\$2,412.20
March		\$17,035.23
April		\$8,320.80
May		\$5,965.37
June		\$2,661.25
July		\$1,023.10
August		\$1,499.61
September		\$784.75
October	\$487.25	\$170.00
November	\$7,420.73	
December	\$5,752.81	
Total	\$13,660.79	\$42,295.09
COMBINED TOTAL	\$55,955.88	

Projected 2012 Assessment Revenue

• Assessment Billing for 2011 (To be billed the end of October 2011)	\$ 23,041.80
• Assessment Billing for 2004, 2005 & 2006 (To be billed in Spring 2012)	\$ 34,674.69
Total	\$ 57,716.49

(Based on 100% collection rate – current collection rate is 70%)

Please note the projected revenue for 2012 includes the collection of unbilled assessments for 04, 05 and 06. Without this additional revenue, at the current assessment rate and 100% collection rate we would collect \$23,041.80. This is not enough to cover the operating budget of \$27,340 which does not include any street repairs. The collection rate for the 2011 assessment billing was reported to be 83.2% at the time of the meeting. If the assessment amount is not increased, beginning in 2013, there will not be enough funding for street repairs to continue and we may have to reduce the budget for snow removal.

Please note that the revenue came from the 2010 assessment billing and the back billing of assessments for 2007, 2008 and 2009. If we had not collected the assessments for the prior years, there would have not been enough funding available for the street repairs that took place this year.

2012 Projected Budget

Expense Category	Amount
Snow Removal	\$15,000
Legal Judgment	\$6,800
Legal Fees	\$1,500
Insurance	\$1,100
Postage	\$1,500
Office Expenses (paper, envelopes, etc.)	\$500
Lake Maintenance	\$500
Website	\$150
Street Lights	\$130
Misc.	\$100
P.O. Box	\$60
Total 2012 Projected Budget	\$27,340

Remaining funds for Street Repair & Street Signs & Common Ground Maintenance **TBD**

This report shows the estimated Hermitage Hills HOA budget for 2012. The largest budget items are snow removal and a payment for the legal judgment. If there are any remaining funds available, they will be applied towards street repair, street signs, and common ground maintenance.

Uncollected Assessments

2010 Uncollected billed assessments	
- 68 Lots	
- 83.2% collection rate	
	\$ 3,789.95
2007-2009 Uncollected billed assessments	
- 114 Lots	
- 71.8% collection rate	
2007= \$5,609.89*	
2008= \$6,415.95	
2009= \$6,415.95	
	\$18,441.79

*All partial payments on accounts that already paid 2010, were applied to 2007**

Total Amount Uncollected \$22,231.74

Hermitage Hills Board of Trustees is currently looking at collections agencies and consulting with the subdivision attorney to handle past-due assessment collection. It is the Board's fiduciary responsibility to collect the un-collected past-due assessments.

As noted, the Board will be working towards hiring either a collection agency or attorney to collect past-due assessments.

The year end income and expense statement for 2011 is enclosed with this newsletter.

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VOTING RESULTS

Following is the official final count of the votes received by absentee ballots and meeting ballots:

Item 1

Assessments should be changed from \$0.65 per front foot to a flat annual fee of \$250.00 per developed lot with a house on it and \$100.00 for additional lots owned by a homeowner and for undeveloped lots effective with the 2012 billing.

Total Votes Received: 202.5
 Total Votes Needed at 2/3 Approval Rate: 135

Yes Votes Received: 121
 % of Yes Votes Received: 59.8%

No Votes Received: 81.5
 % of Yes Votes Received: 40.2%

Passed: No

Item 2

An amendment to the indentures should be added that would require the Board to put an item to vote that has been petitioned by the lot/homeowners and received signatures of 10% of the lot/homeowners.

Total Votes Received: 207.5
 Total Votes Needed at 2/3 Approval Rate: 139

Yes Votes Received: 164.5
 % of Yes Votes Received: 79.3%

No Votes Received: 43
 % of Yes Votes Received: 20.7%

Passed: Yes

Item 3

The Board should pursue the actions required to have the subdivision indentures re-written to reflect current needs and conditions.

Total Votes Received: 202.5
 Total Votes Needed at 2/3 Approval Rate: 138

Yes Votes Received: 146.5
 % of Yes Votes Received: 71.3%

No Votes Received: 59
 % of Yes Votes Received: 28.7%

Passed: Yes

VOTING RESULTS (CONT'D)

New Assessment Increase Proposal

Because the proposed assessment increase was not passed, a new proposal will be submitted to the lot/homeowners for approval this Spring.

Re-write of the Indentures

Because the re-write of the indentures was approved, the trustees have initiated the process with the subdivision attorney. This will include the addition of the approved amendment to require the Board to put an item to vote that has been petitioned by the lot/homeowners and received signatures of 10% of the lot/homeowners.

TWO NEW TRUSTEES APPOINTED

We are pleased to report that a replacement 4th trustee and a new 5th trustee were appointed by the current Board on November 21 and officially began their terms of service on December 5. Their information is as follows:

Tim Davis has lived in Hermitage Hills since 2006 with his wife Sam and two sons. He grew up in Carbondale, Illinois and graduated from Southern Illinois University with degrees in history and political science and the master's degree program in Computer Science at Webster University. He owns a technology consulting business that deals mainly with web presence and connectivity. In his spare time Tim likes to build scale model aircraft, work on the never-ending project of landscaping his back yard, is a member on the Belleville Stallions fast pitch softball team and coach and umpire of baseball and softball at the Fenton Athletic Association.

Dan McKean has lived in Hermitage Hills since 1981. Dan recently retired after 39 years of working at the Bridgestone Corporation. He now enjoys his time fishing, hiking and working on occasional home projects. His prior experiences in the workplace should be helpful in his new position on the Board of Trustees. Dan has enjoyed living in Hermitage Hills and hopes to be able to work with other members of the community to improve our road system and way of life.

Both Tim's and Dan's contributions will be valuable to the Hermitage Hills Homeowners Association.

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BRUSH CLEAN UP DAY



The subdivision brush clean-up day took place on Saturday, November 19 at 9:00 a.m. A total of 16 residents/volunteers participated in this project to clean up brush overgrowth at the subdivision entrance and on various streets in the subdivision as follow:

- Kevin Blanc
- Gregg & Lynn Daugherty
- Bill Feucht
- Bryan Kenkel
- John Linsenbardt & Roxanna Reiter
- Kenny & Stacie Missey
- Brian Sellers
- James & Linda Small
- Rodger & Matt Stranghoener
- Holly Tichy
- Diane Wachter



We would like to thank these volunteers for their hard work. As a result of their efforts, much of the brush overgrowth was cleared at the entrance and on Hermitage Drive, Americana Way, Waybridge Lane, Westbourne Way and High Cliff. It will be necessary to coordinate another brush clean-up day in early Spring to clear areas around the lake and other streets that could not be completed on this day.

REPAIR OF ASPHALT PATCHING

Some of the asphalt repairs on our streets that took place this past September have areas that are showing deterioration. The trustees have notified and met with the Contractor who provided the asphalt regarding this issue. He has agreed to repair these areas in the near future weather permitting.



REMINDERS

There is a Jefferson County ordinance against pets running loose without supervision. This law requires that your pets remain on your property. Anyone may report a loose dog or other pet by calling Animal Control at



314-797-5577.

The subdivision board of trustees is not a police force. Our authority to regulate the neighborhood comes from the subdivision indentures and we can only enforce the rules that are laid out in them. Therefore, for any complaints regarding safety issues or law enforcement, please contact the Jefferson County Sheriff's Department.



To contact the Jefferson County Sheriff's Department for a non-emergency:

call 636-797-9999

for a life threatening emergency:

call 911

NEWSLETTERS BY E-MAIL

If you can 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 April.



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 www.hermitagehills.net.

