

Hermitage Hills Subdivision

Board of Trustees: Holly Tichy, Linda Petersen, John Linsenbardt,
Tim Davis, Dan McKean

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Unpaid Assessments and Collections



In March, after repeated efforts to collect unpaid overdue assessments, the Trustees sent the information of the unpaid assessments for the years 2004-2011 to the collection company. The value of those unpaid accounts was just over \$24,000. A 2nd notice of the unpaid 2012 assessments was also mailed out in March and those that are unpaid as of May 1, 2013 will also be turned over to collections. The Trustees

regret having to take this action, but the costs associated with maintaining the subdivision has to be borne equally by all property owners. If an owner with unpaid 2012 assessments is having trouble paying right now, please contact the Trustees. We can work with you to set up a payment plan or create a schedule of deferred payments, but you do need to contact us.

2013 Assessments

The 2013 Assessments Bills will be mailed on May 1, 2013 and due by June 30, 2013. This is a permanent change to the billing cycle as we have had multiple complaints that paying assessments on the November-December time frame was too close to Christmas and when the State Property

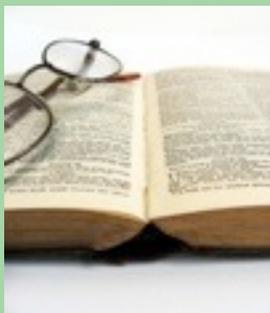
Taxes are due. For 2013, the Administrative Assessment will be \$50 per lot and the Road Maintenance Assessment will be \$100 per lot for those required to pay that assessment. Both of these amounts were approved by vote on 2012 General Meeting Ballot.

Indenture Violation Procedures

Per Sections 4.6 and 4.12 of the new indentures, the trustees have created the following lists of procedures for violations of the Indentures that the Board of Trustees will follow starting April 1, 2013. Please reference the current indentures.

6.1 No Nuisance (ONLY APPLIES TO ISSUES NOT COVERED BY JEFFCO CODE ENFORCEMENT):

First Notice-Homeowner will receive a notice via standard mail with a warning of the violation. The Homeowner will have 10 calendar days from the date of the notice to remedy the situation or respond to the Board.



Indenture Violation Procedures Continued

Second Notice-If the Homeowner does not remedy issue of the violation from the first notice; the Homeowner will receive a \$25 fine and a final notice of a date that the Board will take the appropriate action to remedy the maintenance at the Owner's Expense.

6.3 Commercial Use:

First Notice-Homeowner will receive a notice via standard mail with a warning of the violation. The Homeowner will have 10 calendar days from the date of the notice to remedy the situation or respond to the Board.

Second Notice-If the Homeowner does not remedy issue of the violation from the first notice; the Homeowner will receive a \$25 fine and a final notice of a date that the Board will take the appropriate action to remedy the maintenance at the Owner's expense.

6.4 Animals and Pets (ONLY APPLIES TO ISSUES NOT COVERED BY JEFFCO ANIMAL CONTROL):

First Notice-Homeowner will receive a notice via standard mail with a warning of the violation. The Homeowner will have 10 calendar days from the date of the notice to remedy the situation or respond to the Board.

Second Notice-If the Homeowner does not remedy issue of the violation from the first notice; the Homeowner will receive a \$25 fine and a final notice of a date that the Board will take the appropriate action to remedy the maintenance at the Owner's Expense.

6.5 Vehicle Restrictions:

First Notice-Homeowner will receive a notice via standard mail with a warning of the vehicle in violation. The Homeowner will have 10 calendar days from the date of the notice to remedy the situation or respond to the Board.

Second Notice-If the Homeowner does not remedy issue with the vehicle from the first notice, the Homeowner will receive a \$25 fine and a final notice of a date that the vehicle in violation will be towed at the Owner's expense.

6.6 Owner Maintenance Duty:

First Notice-Homeowner will receive a notice via standard mail with a warning of the maintenance required. The Homeowner will have 10 calendar days from the date of the notice to remedy the situation or respond to the Board.

Second Notice-If the Homeowner does not remedy issue of the maintenance from the first notice; the Homeowner will receive a \$25 fine and a final notice of a date that the Board will take the appropriate action to remedy the maintenance at the Owner's expense.

6.10 Signage and Lighting:

First Notice-Homeowner will receive a notice via standard mail with a warning of the violation. The Homeowner will have 10 calendar days from the date of the notice to remedy the situation or respond to the Board.

Second Notice-If the Homeowner does not remedy issue of the violation from the first notice; the Homeowner will receive a \$25 fine and a final notice of a date that the Board will take the appropriate action to remedy the maintenance at the Owner's expense.



Indenture Violation Procedures Continued

6.11 Plantings and Ornaments:

First Notice-Homeowner will receive a notice via standard mail with a warning of the violation. The Homeowner will have 10 calendar days from the date of the notice to remedy the situation or respond to the Board.

Second Notice-If the Homeowner does not remedy issue of the maintenance from the first notice; the Homeowner will receive a \$25 fine and a final notice of a date that the Board will take the appropriate action to remedy the maintenance at the Owner's expense.

6.12 Dumping:

First Notice-Homeowner will receive a notice via standard mail with a warning of the violation. The Homeowner will have 10 calendar days from the date of the notice to remedy the situation or respond to the Board.

Second Notice-If the Homeowner does not remedy issue of the violation from the first notice; the Homeowner will receive a \$25 fine and a final notice of a date that the Board will take appropriate action to remedy the maintenance at the Owner's Expense.

Income & expense statement 2012

Beginning Bank Balance from 2011 \$16,203.91

Income

Deposits	January	\$3,082.88
Deposits	February	\$1,061.75
Deposits	March*	\$2,691.50
Deposits	April	\$871.80
Deposits	May	\$4,736.03
Deposits	June**	\$5,580.80
Deposits	July	\$5,022.60
Deposits	August	\$1,074.00
Deposits	September***	\$2,031.26
Deposits	October	\$3,183.60
Deposits	November	\$8,339.41
Deposits	December	\$3,605.69

*March - Included \$195.00 deposit from a closing that needed to be refunded to previous homeowner.

** June – Included \$1000 Construction Bond for 18 Waybridge Court. This will be refunded after construction is complete.

***September – Included \$1000 Construction Bond for 14 Waybridge Court. This will be refunded after construction is complete



Income & Expense statement 2012 continued

Expenses

Legal Fees	\$4,500.00
Legal Judgment	\$6,800.00
Office Expenses	\$1,481.66
Website	\$321.77
Road Repair	\$15,099.66
Postage	\$1,646.80
Street Lights	\$131.43
P.O. Box	\$76.00
Snow Removal	\$2,050.00
Misc.	\$1,291.87
Insurance	\$1,018.00
Lake Maintenance	\$473.77
Common Ground Maintenance	\$670.00
General Meeting	\$423.64
Emergency Fund	\$0.00
Refund	\$195.00
Street Sign Project	\$4,082.17

Total expenses

\$40,261.77

Year end reconciled bank balance 12/31/2012

\$17,223.46

New Trustee

Linda Petersen joined the Hermitage Hills Trustee Board in December 2012. Linda has lived in Hermitage Hills since 2010 with her husband, J.R. and their three daughters and one son. She grew up in Effingham, Illinois where she joined the Army after graduating high school. After serving in the military for nine years and graduating from Virginia State University with a Bachelor's Degree in Forensic Science, she returned to the Illinois and Missouri

area where she worked for Family Video as a Store Manager for five years. In January of 2011, she quit her job to stay at home with her children. In her spare time, Linda volunteers at her children's schools and her church. Linda is also trying to complete a room-by-room renovation of their home, which she would say is a never-ending project. Linda is looking forward to serving on the board of trustees and serving her neighborhood.



Road Repair Civil Survey

The Trustees have accepted a bid from a civil engineering firm to provide the total estimated cost to upgrade the subdivision roads. The expense was approved by vote on the 2012 General Meeting Ballot and is a required step in the process of forming a Neighborhood Improvement District (NID). The survey will determine if the formation of a NID is feasible and should be

pursued, and provide the information the property owners need to have so they can make an informed decision should the subdivision choose to pursue the formation of a NID. Even if the NID is not formed, the survey will still give the subdivision the information they require to create a master plan for the repairs and maintenance of the roads.

Common Ground Repairs

The Trustees have accepted a bid to repair the common grounds below the dam. The work will be to smooth the ground and fill the larger holes with dirt

to a point that the area below the dam can be safely mowed by the mowing contractor. The work is expected to be completed within a few weeks.

Email Addresses

Recently the board has received several emails from people that do not identify themselves in such a way that the Trustees can verify that they are a property owner or resident in our subdivision. It is very frustrating and time-consuming to the Trustees to not be able to answer questions and respond to complaints when we do not know who is addressing us. **We want to ensure our fellow residents that the emails and who sent them to us are not discussed with anyone other than our fellow trustees.** The Trustees have come to the decision that unless we can verify that you are

a property owner or resident of our subdivision, we will not respond. The Trustees need to be able to verify that the people contacting us about suggestions, complaints and problems, do in fact own property or reside in our subdivision. The Trustees have taken on the responsibilities of our subdivision and want to make this a great place to live, please help us do that by leaving your name in your email and/or letter. This will allow us the opportunity to better serve you and in a more efficient manner.



Common Ground/Lake Usage

With spring upon us, the Trustees would like to take a moment and remind our residents about the rules and restrictions of the common ground and the lake.



1. No unauthorized vehicles are allowed on any common ground around the lake, including cars, trucks, 4-wheelers, motorcycles, dirt bikes, and mini bikes.
2. No motorized watercraft (except for maintenance purposes) is allowed on the lake.
3. Small, gas powered radio controlled (RC) 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 campfires allowed on the common ground.
7. No fireworks are permitted to be used on the common ground.

VIOLATORS OF THESE RULES WILL BE FINED AND PROSECUTED FOR ANY DAMAGES THAT OCCUR TO THE LAKE OR COMMON GROUND AROUND IT.

Trustee terms drawn

During the Hermitage Hills Trustee Board meeting held on December 3, 2012, the current board members drew lots for term years in accordance to Article 3.1 in the New Indentures. The following terms were drawn:

One-Year Term:	Holly Tichy
Two-Year Term:	Tim Davis Dan McKean
Three-Year Term:	John Linsenbardt Linda Petersen

Trustee needed

Holly Tichy has announced she is resigning from the board at the end of April 2013, so we are in need of a new trustee. All trustees must be at least 21 years old, be a record owner and resident of a Lot directly or is a designated representative of an entity owning a Lot and is current in all payments to the Subdivision. If you are interested in the position, please email the trustees at hhtrustees@hermitagehills.net or write to the trustees at P.O. Box 426, Fenton, MO 63026.

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