

HERMITAGE HILLS SUBDIVISION

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

P.O. Box 426, Fenton, MO 63026 * hhtrustees@hermitagehills.net * www.hermitagehills.net

Trustee Needed

The Board of Trustees is currently searching for a Trustee. Joshua Hunt who was elected to the Board last fall, has stepped down from his position as the 5th Trustee citing personal reasons. In order for the Board to consider a candidate to fill this position, the following criteria must be met in accordance to Article 3.2 of the Indentures: Only a person at least 21 years old who is 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 meet the above criteria and are interested in the position, please contact the Trustees by email:

hhtrustees@hermitagehills.net

Designation of Lots

In response to several recent questions about how lot assessments are calculated, the trustees want to reiterate that except under extraordinary circumstances (as determined by the trustees), the original version of the 1965 plat map will be used to determine lots.



Annual Fall Meeting

The 2014 Subdivision Meeting will be held on Tuesday, September 30, 2014 from 7:00 p.m. - 9:00 p.m. at the Rockwood Summit High School. Check-in will begin at 6:30 p.m. Our meeting will be held in the Commons Area this year. The meeting will include a presentation from the Homeowner's Association Board of Trustees regarding budget information for 2014, voting items being submitted to the lot/ homeowners, and detailed information about the Neighborhood Improvement Development (NID). The Board of Trustees will be collecting the ballots that were sent out to all lot/ homeowners in August at the meeting. If you are unable to attend, please mail your ballot to: P.O. Box 426, Fenton, MO 63026. In order for your vote to be counted, the Board of Trustees must receive your ballot by September 30, 2014. Please plan to attend. The Trustees have a good amount of information to discuss with the Subdivision. We look forward to seeing everyone there.

Ballot Items

There are two items up for vote on the 2014 Ballot. The board would like to explain each item up for vote and why we feel that it should be approved.

Voting Items #1 and #2- 2015 Budget and Assessments

1. **The Administrative Assessment levels proposed for 2015 will remain the same as the 2014 levels at \$50 per lot. Even though there is no change to the assessment amount, the indentures still require a vote to approve the 2015 budget.**

2. **The Road Maintenance Assessment level proposed is being raised by \$25 to make it a total of \$125 per lot. The Trustees propose to raise the Road Maintenance Assessment to increase the funds available for road repair and snow plowing. By raising the Road Maintenance Assessment by \$25, the Subdivision will collect an additional \$8,525.00**

2015 Administrative Assessment

The Trustees have assembled a proposed budget for 2015. The 2015 Administrative Assessment will remain at \$50.00 per lot so the ballot item is to approve the budget. The HOA would collect \$20,150 (403 lots x \$50) at 100% collection rate. Any funds remaining from 2015 will be carried over to 2016 and would be in consideration for 2016’s budget.

EXPENSES	Expenses:YTD 9/15/14	2014 Admins. Budget	2015 Admins. Budget
Legal Fees	\$0.00	\$3,500.00	\$5,000.00
Legal Judgement	\$11,350.00	\$5,900.00	\$0.00
Office Expenses	\$532.88	\$1,500.00	\$1,500.00
Website	\$469.78	\$350.00	\$350.0
Postage	\$490.00	\$1,150.00	\$1,150.00
Street Lights	\$0.00	\$150.00	\$200.00
P.O. Box	\$80.00	\$80.00	\$80.00
Miscellaneous	\$284.32	\$1,000.00	\$1,000.00
Refund	\$250.00	\$0.00	\$0.00
Insurance	\$1,099.00	\$1,200.00	\$1,400.00
Common Ground			
Lake Maintenance	\$1,252.64	\$2,750.00	\$2,750.00
General Meeting	\$0.00	\$400.00	\$400.00
Emergency Fund	\$0.00	\$2,170.00	\$6,320.00
Total	\$15,808.62	\$20,150.00	\$20,150.00

2015 Road Maintenance Assessment Budget

The Board of Trustees have assembled a proposed Road Maintenance Assessment budget for 2015 that includes raising the assessment by \$25 to \$125.00 per lot. This assessment would only be applied to the lots within the subdivision that receive the benefits of the street repair, maintenance, and snow removal. The HOA would collect \$42,625 (341 lots x \$125) at 100% collection rate. Any funds remaining from 2015 will be carried over to 2016 and would be in consideration for 2016’s budget. The additional funds would be used to make greater repairs on our roads.

<u>Expenses</u>	<u>Expenses: YTD 9/15/14</u>	<u>2014 Street Budget</u>	<u>2015 Street Budget</u>
Road Repair	\$11,250.00	\$22,000.00(est.)	\$31,625.00(est.)
Snow Removal	\$14,170.00	\$10,000.00	\$10,000.00
Neighborhood Improvement			
<u>District (NID)</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$1,000.00</u>
Total	\$25,420.00	\$32,000.00	\$42,625.00

Budget Totals:

2014: \$52,150.00 2015: \$62,775.00

2014 Financial Report

Beginning Bank Balance from September 2013 \$27,359.44

<u>Income</u>	<u>Month</u>	<u>Administrative Fund</u>	<u>Road Fund</u>	<u>Collections</u>	<u>Total</u>
Deposits	January	\$50.00	\$100.00	\$398.59	\$548.59
Deposits	February	\$0.00	\$0.00	\$591.99	\$591.99
Deposits	March	\$0.00	\$0.00	\$1,623.29	\$1,623.29
Deposits	April	\$100.00	\$200.00	\$1,052.10	\$1,352.10
Deposits	May	\$4,200.00	\$7,329.01	\$1,313.26	\$12,842.27
Deposits	June	\$5,125.00	\$10,598.58	\$353.31	\$16,076.89
Deposits	July	\$3,275.00	\$7,195.93	\$150.07	\$10,621.00
Deposits	August	\$600.00	\$1,551.15	\$217.11	\$2,368.26
Deposits	September*	\$475.00	\$386.16	\$0.00	\$861.16
Deposits	October*				
Deposits	November*				
Deposits	December*				

*September- Showing Funds Collected as of 9/15/14; October, November, and December have not been collected.

2014 Administrative Expense Report

<u>Expenses</u>	<u>Spent</u>	<u>2014 Budgeted Amount</u>	<u>Delta</u>
Legal Fees	\$0.00	\$3,500.00	\$3,500.00
Legal Judgment*	\$11,350.00	\$5,900.00	\$-5,450.00
Office Expenses	\$532.88	\$1,500.00	\$967.12
Website	\$469.78	\$350.00	\$-119.78
Postage	\$490.00	\$1,150.00	\$660.00
Street Lights	\$0.00	\$150.00	\$150.00
P.O. Box	\$80.00	\$80.00	\$0.00
Misc.	\$284.32	\$1,000.00	\$715.68
Insurance	\$1,099.00	\$1,200.00	\$101.00
Lake Maintenance	\$0.00	\$750.00	\$750.00
Common Ground			
Maintenance	\$1,252.64	\$2,000.00	\$747.36
General Meeting	\$0.00	\$400.00	\$400.00
Emergency Fund	\$0.00	\$2,170.00	\$2,170.00
Total Expenses	\$15,808.62	\$20,150.00	\$4,591.38

2014 Road Expense Report

<u>Expenses</u>	<u>Spent</u>	<u>2014 Budgeted Amount</u>	<u>Delta</u>
Road Repair	\$11,250.00	\$22,000.00	\$10,750.00
Snow Removal	\$14,170.00	\$10,000.00	\$-4,170.00
Total Expenses	\$25,420.00	\$32,000.00	\$6,580.00

Reconciled Bank Balance 9/15/2014 \$27,139.34

Overdue 2014 Assessments

The 2014 assessment billing collection ended on Aug 31st. The bills were first mailed out on May 1st and were due by June 30th. A 2nd bill was mailed on the first week of July to any owners that had failed to pay by the June 30th deadline, It included a \$25 penalty for being overdue and was due on August 31st. **The billing cycle is now complete, no more 2014 overdue assessment bills will be mailed out and any remaining unpaid assessments bills will be turned over to the collection company in the next few weeks.** But we will continue to provide account statement to any owner who requests one. The trustees regret having to use a collection agency and have repeatedly stated that we are willing to work with any owner who contacts them to set up a payment plan or other scheduled payments.

NB West Settlement Update

The trustees recently made the final payment to NB West as part of the settlement for a lien case filed by a paving material supplier from several years ago. The Trustees are very happy to be report that the judgement's debt was paid off 11 months ahead of schedule. The trustees are happy to put this financial burden behind us and can now concentrate more of the subdivision's funds on Subdivision improvements.

A brief overview is that several years ago, the subdivision paid a paving company to pave one of our roads, but the paving company didn't pay his supplier and declared bankruptcy. The supplier filed a lawsuit against the subdivision, and the judge decided that since the subdivision had received the paving material that the subdivision would have to pay the supplier, despite the fact it had already paid the paving company.

Brush Cleanup

Fall is just around the corner and we would like to remind all homeowners that they are responsible for the yard maintenance and upkeep of their property. There are several homes in our subdivision that have brush on either the sides or backs of their property that is currently hanging over the roadway. This brush makes our roads narrower and causes limited sight distance for pedestrians and other vehicles and is in direct violation of Article 6.1 of our Indentures which states: "No Owner or guest may carry on any practice or permit any practice to be carried on which constitutes a nuisance or unreasonably interferes with the quiet enjoyment of the occupants by any other Lot by way of Traffic Congestion or Safety Hazards." Upon receiving complaints about brush, the Trustees will investigate and send out a violation letter to the Homeowner in question which will give the Lot Owner 14 days to remove the brush or to respond to the board's letter. If, after the allotted time, the violation has not been rectified, the board will fine the Lot Owner \$50 and hire a Tree/ Brush Clearing Company to remove the brush. The Board will charge this additional bill to the Lot Owner and it will be due upon receipt of that bill.

Snow Plowing

In looking toward the upcoming winter, the trustees would like to take a moment to ask the residents to please remove their parked vehicles from the roads during snowstorms. Removing these vehicles, especially on the entrance roads, narrow roads, and near intersections, will allow the snow plows to clear our roads better and will allow easier driving for all who live in our subdivision. Thank you for your cooperation.