

HERMITAGE HILLS SUBDIVISION

Board of Trustees: John Linsenhardt, Dan McKean, Linda Petersen, Joshua Hunt, Tim Davis

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2014 Assessment Billing

The trustees are preparing the 2014 assessment billing which will be mailed to the property owners on May 1st and due by June 30th.

The administrative assessment for 2014 will be \$50.00 and the road maintenance assessment will be \$100.00.

The trustees will be reviewing the Jefferson County Assessor's website to verify the mailing addresses of all the owners.

We encourage all owners to pay promptly, as there is now a \$25.00 per month late fee for all overdue assessments, as per Section 4.3 of the indentures.

2014 Road Repairs

Road repairs this summer will be funded by the 2014 road maintenance assessment. We are encouraging prompt payment of your assessment bill so the road repairs can be made as soon as possible.

The trustees will be inspecting all the roads to determine the priority of repairs that can be done with the limited budget.



Spring is Here!

Happy Spring! The Trustees like so many of our residents are very glad that the snow and cold are now behind us. We hope that you are able to spend time outside with your friends and family enjoying this wonderful weather.

Fall Ballot Results

The five items listed on the Fall 2013 Ballot were passed. Please see our website www.hermitagehills.net for exact counts on each of the Ballot Items.

The two Trustees, Linda Petersen and Joshua Hunt who were up for election won their seats on the board.

Article 3.2 of the Indentures was agreed to be changed to allow Trustees who are appointed into vacant seats to complete the three year term that was vacated by the prior Trustee.

Avid Gardener Needed

We are looking for an avid gardener who would be interested in maintaining the plantings around our entrance sign. 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.

Subdivision Wide Yard Sale

Hermitage Hills will be conducting a Subdivision Wide Garage Sale on July 26th. The Board will post signs at all entrances to the Subdivision to promote the Garage Sales. We will send out email reminders and post more information on our website closer to the sale date. We hope a lot of Lot Owners take advantage of this.

The subdivision also agreed to permit the 10 Chancellor Farm homes that are adjacent to Hermitage Hills (seven on York Lane and three on Walnut Ridge Drive) to join the subdivision. The Trustees want to clarify to our Lot Owners that their joining is not complete and the 10 Chancellor Farm Homes still need to hire a lawyer and file all necessary paperwork with Jefferson County before this will happen.

The 2014 Administrative and Street Maintenance Budgets and Assessments were also approved. The Administrative Assessment will remain at \$50 and the Street Maintenance Assessment will remain at \$100 for 2014.

Construction Regulations

Since the Board of Trustees has had several homeowners asking about the regulations concerning construction and improvements to their property, the Board wanted to remind everyone of Article 6.6 of the Indentures.

External Construction and Ground Contours. Any change in the exterior appearance [exclusive of normal maintenance or repainting] of an existing building or any new outbuildings or exterior structures, pools, significant new systems or major alteration of ground contours shall require the prior approval of the Board before implementation. Pools may be in-ground or above-ground and must have adequate water and run-off controls. New outbuildings or sheds shall not be higher than eleven feet nor nearer than three feet to the adjacent property line not greater than 120 square feet in size nor used as a residence without Board approval. There shall be no permanent tents or dog-run structures.

Neighborhood Improvement Development Update

The Trustees have recently met with the Subdivision's Lawyer to discuss the next steps to take in forming a hood Improvement Development (NID) for the Subdivision. At this point, the Trustees are reaching out to the Jefferson County Government to apply for the NID. Once the paperwork is started, the Trustees will need to get approval from the Lot Owners for the NID paperwork to be accepted. This in no way means that our Subdivision will get approved but having everything prepared prior should expedite it. The Trustees believe that getting the NID for our Subdivision is the only

Common Ground/ Lake Rules

No unauthorized vehicles are allowed on any common ground around the lake, including cars, trucks, 4- wheelers, motorcycles, dirt bikes, and mini bikes.

No motorized watercraft (except for maintenance purposes) is allowed on the lake.

Small, gas powered radio controlled (RC) vehicles are allowed on the lake and common ground.

No swimming is allowed in the lake.

Littering of trash on common ground or in the lake is prohibited. No camping or campfires allowed on the common ground.

No fireworks are permitted to be used on the common ground.

No dumping compost waste, yard trimmings, branches or other such materials in any common area, including the lake and dam.

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

clear way to repair and improve our roads.

Annual Assessment Billing and Collections Policy

To explain the new annual assessment billing process, the Trustees send out the year's annual assessment bill on May 1st which is due on June 30th (60 days). If the board receives no payment or any contact from the Lot Owner, the Trustees send out a second notice after the payment, including the late penalties. Per Section 4.3 there is now a \$25 per month late fee for each calendar month that the payment is late, plus interest on the whole sum at 9% per annum. The Lot Owner then has 60 more days to send in a payment or to contact the board with a payment schedule. Only after the second 60 day period has ended from the second notice, will the Board send the past due account to collections. In essence, the Trustees are giving these accounts 4 months to make a payment or to contact the Board to set up a payment plan before it will be sent to collections

So, in accordance with Section 4.3 of the Indentures, the trustees have signed a contract with the collection agency: Consumer Collection Management, Inc. (CCM).

Although the Board would very much prefer to work with Lot Owner's on their assessments before they are sent to collections, our contract with CCM prohibits the Board from accepting payment directly or from making payment plans with Lot Owner's once an account has been sent to collections.

In addition to sending accounts to CCM, the Board has finalized a Collection Policy on how to handle large past due accounts to increase the Subdivision's Revenue. The new Collections Policy states: "The Board of Trustees in accordance to Section 4.3 of the Indentures, will take to litigation any account that is A) over \$500 in past due assessments and has been in Collections for a minimum of one year, or B) any account that is over \$1000 in past due assessments and has been sent to Collections."

Section 4.3 of the Indentures states: The Trustees shall also be empowered to collect assessment sums or any other sums, such as fines owed the Subdivision through legal or equitable action and to charge the wrongdoers for all costs and attorney fees or collection agent costs incurred as an additional lien on the defaulting Lot.

Brush Cleanup

Now that Spring is upon us, we would like to remind all homeowners to take a look around all sides of their property for any brush/ debris that is 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".

We appreciate everyone's hard work at making our roads a safer place for all. The Trustees would also like to remind Lot Owners to maintain their property. The Board appreciates all of your hard work in keeping our subdivision beautiful.

The Trustees are planning a Brush Cleanup Day for the Subdivision's Common Areas. This date has been set for: **April 26, 2014 at 9am with a rain-date of May 3, 2014 at 9am.** We will meet on the common ground concrete slab next to the Lake off of Hermitage drive. We look forward to seeing you then!

The trustees would regret having to take this course of legal action, but we have several owners who have refused to make any payments since the new board took over and we have a few that owe the subdivision several thousand dollars for their multiple lots.

Since the Board has started using CCM, we have collected an additional \$5,688.99 on past due accounts.

Trash Services

DCS Waste Systems has presented the subdivision an offer of consolidated trash services. They specialize in using smaller, lighter trucks that would cause less damage to our roads. They are also offering a volume discount, so the more owners that sign up for their service, the less each owner would pay.

Their rates for once a week services are:

1-99 homes: \$15.87 per month or \$47.61 per quarter

100-199 homes: \$15.00 per month or \$45.00 per quarter

200-300 homes: \$14.50 per month or \$43.00 per quarter

Those rates are good through January 2016. For once a week pickup service there is no additional administrative, environmental, or fuel surcharges. They will be offering recycling in the subdivision if enough people are interested in it.

DCS has 2 options for renting trash bins, A) Pay a straight \$4/month fee, or B) Pay a \$20 delivery charge up front then a reduced rental of \$2/month.

While the indentures have no way to compel an owner to use any certain company, the trustees are encouraging all the owners to please consider using DCS's services, as it would mean much less wear and tear on our roads simply by having smaller, lighter garbage trucks (and less of them) in the subdivision every week.

The phone number to contact Kelly at DCS is (314)722-2277.