

HERMITAGE HILLS SUBDIVISION TRUSTEES NEWSLETTER



April 2016



To: All Owners/Residents of Hermitage Hills Subdivision

From: Board of Trustees – Casey Cross, Roseann Enderle, John Linsenbardt, Dan McKean, Lynn Parker

SPRING IS HERE!!

We made it through the winter with only a few significant snow falls and overall mild temperatures.

Although it is nice that spring is here, with it comes the work of annual household chores which include clean up of our homes and yards.



Please take the time to look at your property and clean up any debris and trash that may have accumulated over the winter months. This

will help keep our property values up by contributing to its appeal to potential buyers of homes in our subdivision.



BRUSH REMOVAL PROJECT—APRIL 30

The trustees will be renting brush removal equipment and holding a brush removal project day on Saturday, April 30, 2016 beginning at 9:00 a.m. We will meet at the gravel lot behind the lake. Brush overgrowth will be removed from the common ground area around the lake and common ground areas around the subdivision streets. If necessary, the project will continue on Sunday, May 1.



Volunteers are needed to assist with cleaning up the brush removed by the equipment. Rakes, blowers, chainsaws and/or trimmers, etc. will also be needed. If you are willing to volunteer to help

with this project and/or provide some of these items for our use, please contact the trustees as soon as possible by e-mail or call Dan McKean at 636-751-4846.

HERMITAGE HILLS FRIENDS



A couple of residents of Hermitage Hills subdivision have created a social media Facebook page “Hermitage Hills Friends” with the purpose of helping the residents

in the subdivision connect and get to know one another. In addition, they are planning events for the subdivision and forming sub-committees to welcome new residents and improve and develop the common ground areas for the use of the residents. These subcommittees will work in conjunction with the Board of Trustees. They have been distributing flyers to the residents door to door informing them of the Facebook page and any upcoming events.

This Facebook page is not maintained or monitored by the Subdivision Board of Trustees, does not necessarily represent views held by the Board and postings are not endorsed by the Board, but we do encourage the residents to join the group and get involved in connecting with their neighbors and community. The Board appreciates the willingness of these residents to take the initiative to get involved, help unify our subdivision community and make it a better place to live.

SUBDIVISION GARAGE/YARD SALE



The annual subdivision garage/yard sale is scheduled to take place on **Saturday, May 14, 2016 from 8:00 a.m. to 2:00 p.m.**

This event is being coordinated by Hermitage Hills Friends. If you have any questions regarding this event, please contact them through their Facebook page or let us know and we will forward the information.

TRUSTEES NEWSLETTER

ANNUAL ROAD REPAIR



Annual road repair will begin in early summer after funding is collected from the 2016 assessment billing. There is a section of Waybridge Lane that is severely deteriorated and almost impassable that will be repaired as soon as possible with current funding available.

However, there is not enough funding to asphalt this section of road at this time, but it will be dug out, flattened and gravel added to make it passible until a better solution can be funded. This area was repaired in 2011, 2012, 2013 and 2014, but an underground seepage spring located under the road and other roadside drainage problems have caused pavement and base material to shift and break up each time it has been repaired. It was not repaired last year because the funding available was needed to repair and re-open Summerland Lane.

When the funding from this year's assessment billing is available, the roads will be evaluated to determine what can be repaired with the funding. It is likely if no sources of additional funding can be found, that a special assessment billed to the lot owners will be necessary to raise the funds needed to repair the most deteriorat-

NID ROAD REPAIR FUNDING UPDATE



In follow up to discussion at the fall subdivision meeting regarding the possible option of NID (Neighborhood Improvement District) project funding, Roseann spoke to Renee Reuter, Council woman, regarding the possibility of a NID project for our subdivision. It was discovered there are three active NIDS in Jefferson County approved three years ago. None of these NIDS are for road improvements and it is extremely unlikely a NID project would be approved for Hermitage Hills to improve our roads; therefore, it will no longer be pursued as a funding option.

Ms. Rueter did offer information on another possible source of funding, Jefferson Memorial Community Foundation, which provides grants for various types of community projects. The trustees will follow up on this information and any other possible sources of funding available.

LAKE IMPROVEMENTS



Future plans to repair the lake spillway and improve the lake and common ground areas are being developed. The trustees

are planning to contact the Missouri Conservation Department in the next few months for an evaluation of the lake. It may need to be drained and dug out deeper to allow a better habitat for fish and reduce the plant and algae growth.

It is the desire of the Board to develop the common ground area around the lake to possibly include a walking path, picnic tables and a playground for the use of the subdivision lot owners.

LAKE AND COMMON GROUND RULES

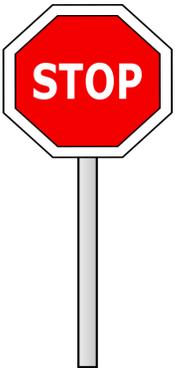
We would like to remind everyone of the subdivision rules pertaining to the lake and common ground as follow:

- No unauthorized vehicles are allowed on the lake common ground areas, including cars, trucks, 4-wheelers, motorcycles, dirt bikes, and mini bikes.
- No gas powered passenger watercraft is allowed on the lake, except for maintenance purposes.
- Small, gas powered and radio controlled (RC) non-passenger 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 dumping compost waste, yard trimmings, branches or other such materials in any common area, including lake & dam
- No camping or camp fires allowed on the common ground.
- No fireworks are permitted to be used on the common ground.

VIOLATORS WILL BE PROSECUTED AND FINED FOR ANY DAMAGES THEY CAUSE TO THE LAKE OR COMMON GROUND AREA.

TRUSTEES NEWSLETTER

REPLACEMENT OF DAMAGED OR MISSING SUBDIVISION STREET SIGNS



Some of the subdivision stop signs, street name signs and posts have been damaged or are missing and will be repaired or replaced in the near future.

The materials were purchased and the installation now needs to be done. The damaged sign posts will need to be dug out and the new post installed with concrete.

If you are interested in volunteering to assist with this project, please contact the trustees by e-mail or call Dan McKean at 636-751-4846.



WEBSITE DESIGN AND MAINTENANCE



The Hermitage Hills Subdivision website was created by the trustees to provide information and communication to the residents. However, because of lack of time

of the trustees who each already have a lot of responsibilities serving on the Board as well as lack of expertise, the website is not being used as effectively as the Board intended. Therefore, we would appreciate assistance from any lot owner/resident who has website design experience and who would be willing to regularly keep the website up to date.

If you would be willing to volunteer your website design expertise and time to develop and maintain a more effective and possibly more interactive subdivision website for the lot owners, please contact us.



SUBDIVISION TRASH COLLECTION SERVICE

It is recommended that lot owners/residents use DCS Waste Systems for trash pick up service. DCS uses smaller and lighter trash trucks that cause less damage our roads. Also, a unified trash service for the subdivision lessens the number of trash trucks traveling on our roads each week.



DCS offers a volume discount, therefore, the more residents in our subdivision who sign up for their service, the less each resident pays. There are currently 57 homes utilizing their service.

DCS rates for once a week services (until January 2019) 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

DCS has three options for trash bins:

- 1) Use your own containers—no charge
- 2) Pay a straight \$4/month fee no delivery fee
- 3) Pay a \$20 delivery charge up front then a reduced rental of \$2/month.

For once a week pickup service there are no additional administrative, environmental, or fuel surcharges.

Also, They are now offering additional services as follows:

- Recycling pick up** \$6.00 per month
- Yard waste pick up** \$9.00 per month (3 month minimum with customized service for your individual landscape needs)

If you would be willing to be added to the people in the subdivision using their service, please call Kelly at DCS. Her phone number is (314)722-2277.

Thank You
FOR YOUR HELP

TRUSTEES NEWSLETTER

RESULTS OF FALL 2015 MEETING VOTING

The 2015 Fall Subdivision Meeting took place on September 28, 2015 from 7:00 p.m. - 9:00 p.m. at Rockwood Summit High School. There were 28 attendees from the subdivision.

The trustees discussed the voting items including an update on the 2015 budget and the proposed 2016-17 budget. Other topics also discussed were: needed street repairs, NID funding option for repairs, subdivision trash service, lake maintenance, and a nearby new subdivision development.



Ballots for the voting items were collected and added to the absentee ballots received prior to the meeting.

The ballot votes were counted by four of the trustees and two volunteer lot owners on Monday, October 5, 2015.

The results of the voting were as follow:

1 Shall the 2016 Administrative Budget and Assessment level be approved, with the annual assessment rate continuing at \$50.00 per lot for 2016?

Total Votes Received: 137.5 Yes votes needed: 92
Yes votes received: 120.5 Passed

2. *Shall the 2016 Street Maintenance Budget and Assessment level be approved, with the annual assessment rate continuing at \$125.00 per lot for 2016?

Total Votes Received: 116.5 Yes votes needed: 78
Yes votes received: 104.5 Passed

*Only lot owners subject to the Street Maintenance Assessment are allowed to vote on this Assessment Rate.

The trustees appreciate the participation and support of those who attended the meeting and those who

*Thank you
for
Your Participation!*

voted. We cannot be successful with improvement of our subdivision without your involvement.

2016 ASSESSMENT BILLING



The approved assessment rates from the fall voting will be reflected on the 2016 billing that will be mailed to the lot owners on May 1st. The administrative assessment is \$50.00 and the street maintenance assessment is \$125.00.

Assessments are due by June 30th.

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

DELINQUENT ACCOUNTS TURNED OVER TO ATTORNEY FOR LEGAL ACTION



There were 34 delinquent lot owner assessment accounts in which the balances were over \$1,000 and no efforts had been made to pay on the account in the past year or longer that were turned over to the subdivision attorney for his assistance in collection. The trustees authorized him to initiate a legal suit, if necessary, for the collection of these past due assessments. To date, all but 17 of these accounts have been settled. The trustees have authorized our attorney to move forward with a legal suit for the remaining delinquent accounts.

CHANGE IN PAST-DUE ASSESSMENT COLLECTION

The Bocard had previously contracted Consumer Collection Management (CCM) to collect past due assessments. Beginning with the 2016-17 fiscal year on June 1, the Board will remove the delinquent accounts from CCM and terminate the contract. All present and future delinquent accounts with balances \$500 or more and/or over a year old with no payment plan in place or payments made will be turned over to the subdivision attorney for legal action.

This decision was made by the Board to more effectively collect past due assessments as well as reduce the overall cost of collecting them.



TRUSTEES NEWSLETTER

2015-16 BUDGET UPDATE

The following budget information is based on the fiscal year from May 1, 2015 to April 30, 2016.

INCOME

Beginning Bank Balance - May 1, 2015
\$14,638.70

<u>General</u>	<u>Street</u>	<u>Past Due</u>
<u>Assessment</u>	<u>Assessment</u>	<u>Collections</u>
<u>Fund</u>	<u>Fund</u>	

2015

	-	-	-
May	\$4,533.00	\$9,688.30	\$633.42
June	\$6,317.50	\$13,897.00	\$81.78
July	\$2,209.25	\$6,000.00	\$46.49
August	\$1,090.00	\$2,801.60	\$708.25
September	\$500.00	\$667.50	\$210.74
October	\$225.00	\$550.00	\$200.15
November	\$200.00	\$575.00	\$955.80
December	\$75.00	\$75.00	\$442.68

2016

January	\$111.25	\$150.00	\$216.70
February	\$250.00	\$515.00	\$6,546.24
March	\$100.00	\$275.00	\$2,411.18
April			\$2,100.96
Totals	\$15,611.00	\$35,194.40	\$14,554.39

Income Total \$79,998.48

EXPENSES

Administrative Budget Expenses

-	<u>Expense</u>	<u>Budgeted</u>	<u>Difference</u>
Legal Fees	\$3,396.25	\$5,000.00	\$1,603.75
Office Needs	\$657.02	\$1,500.00	\$842.98
Website	\$0.00	\$350.00	\$350.00
Postage	\$367.50	\$1,150.00	\$782.50
Street Lights	\$175.00	\$200.00	\$25.00
P.O. Box	\$86.00	\$80.00	-\$6.00
Miscellaneous	\$322.58	\$1,000.00	\$677.42
Insurance	\$0.00	\$1,400.00	\$1,400.00
Com. Grnd.	\$1,755.00	\$2,750.00	\$995.00
Gen. Meeting	\$239.19	\$400.00	\$160.81
Emerg. Fund	\$0.00	\$6,320.00	\$6,320.00
TOTALS	\$6,998.54	\$20,150.00	\$13,151.46

2015-16 BUDGET UPDATE (CONT'D)

Street Budget Expenses

-	<u>Expense</u>	<u>Budgeted</u>	<u>Difference</u>
Road Repair	\$23,615.50	\$31,265.00	\$7,649.50
Snow Removal	\$13,870.00	\$10,000.00	-\$3,870.00
TOTALS	\$37,485.50	\$41,265.00	\$3,779.50

TOTAL COMBINED \$44,484.04

EXPENSES

Bank Balance 4-6-16 \$35,514.44

Additional Expected Expenses

Insurance	\$ 8,400.00
Brush Removal Equipment	\$ 4,000.00 (Estimated)
Rental	
Legal Collection Fees	\$ 4,000.00 (Estimated)

TOTAL OUTSTANDING \$ 16,400.00

Estimated Actual Funds

Remaining: \$ 19,114.44

2016-17 BUDGET

2016-17 Admin. Assessment Budget

Legal Expenses	\$2,000.00
Office Expenses	\$1,500.00
Website	\$350.00
Postage	\$1,150.00
Street Light	\$200.00
P.O. Box	\$80.00
Miscellaneous	\$1,000.00
Insurance	\$1,400.00
Common Ground/Lake Maintenance	\$7,750.00
General Meetings	\$400.00
Emergency Fund	\$4,220.00
Total	\$20,150.00

The 2016-17 Administrative Assessment will stay at \$50.00
The HOA would collect \$20,150 (403 lots x \$50) at 100% collection rate.

2016-17 Street Assessment Budget

Road Repair	Est. \$27,625
Snow Removal	15,000
Total	\$42,625

The 2016-17 Street Assessment will stay at \$125.00

The HOA would collect \$42,625 (341 lots x \$125) at 100% collection rate.

TRUSTEES NEWSLETTER

PET OWNER RESPONSIBILITY

Following are the pet owner responsibilities in Jefferson County and apply to Hermitage Hills pet owners.

County Animal Licenses and Rabies Vaccination Requirement

All dogs and cats are to be licensed with the Division of Animal Control. In addition, they are to be vaccinated against rabies and the vaccination must be registered with Animal Control. The license and rabies vaccination tags should be displayed on their collars at all times.

Leash Law



Pet owners are prohibited from allowing their dog or cat to roam free without physical restraint by its owner when it is off of the owners property.

Provide Adequate Care and Control

Pet owners are required to provide adequate care for their pets. This includes providing wholesome, species and age appropriate food; clean, fresh water; adequate shelter; and medical care for the health & welfare of the animal.

Pets Should Not Harm Another Animal or Person

Animal owners must not allow their animals to bite, attack and or cause injury to another animal or human.

For more details you may access the website at: <http://www.jeffcomo.org/AnimalControlRulesOwnership.aspx?nodeID=AnimalControl>

To report a violation, call Jefferson County Animal Control at 636-797-5577.

HOWLING & BARKING DOGS

There is a peace disturbance ordinance (section 205.125) related to howling and barking dogs which states:



A. It is unlawful in Jefferson County to keep or harbor a dog that howls or barks in violation of this Section.

B. It constitutes a violation of this Section if the howling or barking occurs continually and is audible beyond the property line of the premises on which the dog is located:

For more than 15 minutes between the hours of 10:00 p.m. and 8:00 a.m. ; more than 30 minutes between the hours of 8:00 a.m. and 10:00 p.m.; or a shorter duration on more than 5 occasions within a given 10 day period.

For more details, access the ordinance web page at: <http://z2codes.sullivanpublications.com/sullivan/Z2Browser2.html?showset=jeffersoncountysite> Select the Title II folder and then the Chapter 205 folder and scroll down to 205.125.

To report a violation of this ordinance contact the Jefferson County Sheriff's Department at 636-797-9999.

LICENSED VEHICLES/DRIVERS ONLY

This is a reminder that because our roads are open access by the general public, the Jefferson County Sheriff's Department will enforce the requirements that all motor vehicles operating on our streets have to be licensed and operated by a licensed driver. This includes mini bikes, dirt bikes, go carts and 4 wheelers. The Sheriff's department will respond if contacted about these vehicles being illegally operated on our roads. If the unlicensed drivers are over the age of 17, they will receive a ticket and if they are under the age of 17, the parents will receive the ticket.



If you would like to report the active use of an unlicensed vehicle of this type or driver who appears to be under the age to have a driver's license, contact the Jefferson County Sheriff's Department.

Jefferson County Sheriff's Department

Non-Emergency No:
636-797-9999

Emergency No: 911



NEWSLETTERS BY E-MAIL

If you are not receiving newsletters and other Board communication by e-mail and would be willing to do so, please send your name, home street address or lot no. and your e-mail address to our trustee e-mail address. This will save on our future expenses for postage, paper and printing.



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 hermitagehills.net.