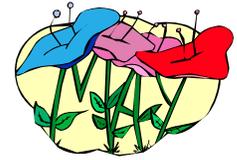


# HERMITAGE HILLS SUBDIVISION SUBDIVISION NEWSLETTER

April 2017



To: All Owners/Residents of Hermitage Hills Subdivision  
From: Board of Trustees – John Linsenhardt, Dan McKean, Roseann Locher, Casey Cross

## FAMILY FISHING DAY –JUNE 3rd

Several members of the Facebook “Hermitage Hills Friends, in cooperation with the Missouri Department of Conservation have organized a Family Fishing Day, to take place June 3rd, 11am-3pm at the lake on the common grounds.



The MDOC will be providing fishing poles, bait, and a guest instructor. Drinks, snacks, and raffle tickets will be available for \$1.00 each. All proceeds will go towards the needed lake repairs. Children ages 15 and under do not need a fishing license, but will need an adult present. Also the local Boy Scouts and the Saline Valley Fire Department will be on hand to help. Raffle Prizes include tickets to local attractions, restaurant gift cards, and other items.

## GRANT RECEIVED FOR THE LAKE

The subdivision has received a grant from the Missouri Department of Conservation to improve the lake and make it more habitable to help stimulate the fish population. The grant will be for \$750.00 each year over the next 5 years.

## NEIGHBORHOOD GARAGE SALE

The annual subdivision garage/ yard sale is scheduled to take place on Saturday, May 20, 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 to the organizers.

## STORABLE SWIMMING POOLS AND COUNTY BUILDING CODES

The trustees recently contacted the Jefferson County Code Enforcement Division on a matter concerning storable swimming pools. (These are swimming pools that are made of rubber and the weight of the water holds the walls upright.)

Per the Code Enforcement Division the following rules apply to **ALL swimming pools** in Jefferson County:

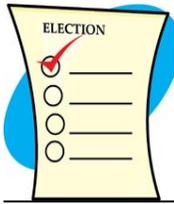
1. All prefabricated pools (including storable/inflatable pools) with a depth of more than 24 inches do require a building permit.
2. For storable/inflatable pools, the inspection is a one-time thing, provided that the pool is always put up in the same spot every year.
3. While a storable pool is erected/filled, the permit must be displayed on a front window of the home.
4. All pumps must be plugged directly into an GFI protected outlet, **NO EXTENSION CORDS**.
5. Any pool 24 inches deep or more requires a fence or barrier that is 48 inches tall around the pool. This can be something that raises the side of the pool to 48 inches, provided that any access into the pool (like a ladder) can be locked and secured.
6. If it's a fence around the pool, the lever to operate the latching mechanism on the gate must be 54 inches above the ground.



# SUBDIVISION NEWSLETTER

## GENERAL MEETING AND VOTING RESULTS

The general meeting was held Sept 28 2016, at Rockwood Summit High School. The trustees presented information on the state of the subdivision, income and expenses, planned road projects, the proposed 2017 budgets, and the ballot items to be voted on. The ballot votes were counted by four of the trustees and two volunteer lot owners at a meeting that took place on October 3, 2016. The results were as follow::



1. Shall the 2017 Administrative Budget and Assessment level be approved, with the annual assessment rate increasing to \$75.00 per assessment lot for 2017?

**Total Votes Received: 149.5 No votes needed to reject item: 100, Yes votes received: 85, No votes received: 64.5**  
Passed

2. Shall the 2017 Street Maintenance Budget and Assessment level be approved, with the annual assessment rate increasing to \$325.00 assessment lot for 2017?

**Total Votes Received: 119.5 No votes needed to reject item: 80, Yes votes received: 71, No votes received: 48.5**  
Passed

3. Shall Article 4.1 of the Indentures (Assessment) be amended include a new section (C) to allow Trustees to determine which owners of multiple lots may be assessed with single assessments dependent on their lot's configuration and allowing that owner the number of votes in general elections that correspond to the number of assessments they are billed annually?

**Total Votes Received: 147.5 Yes votes needed to pass: 98, Yes votes received: 111, No votes received: 36.5**  
Passed

4. Shall Article 4.1 of the Indentures (Assessment) be amended include a new section (D) to allow Trustees to assess a lower Street Assessment to the lot owners bordering Lazy Oak and Timber Ridge to compensate for the lower costs to maintain those gravel roads? The assessment would be set at an amount of \$100 per assessment lot for 2017, would be voted on annually, and subject to the same rules regarding street assessments as detailed in Article 4.2 (Preparing Annual

## GENERAL MEETING AND VOTING RESULTS (cont)

Assessments and Budget) of the indentures.

**Total Votes Received: 148.5 Yes votes needed to pass: 99, Yes votes received: 107, No votes received: 41.5**  
Passed

5. Shall Article 4.4 of the Indentures (Making Special Assessments) be amended to include the statement: "All Special Assessments shall be categorized as either being Administrative or Street Special Assessments and will be assessed as per the guidelines in Article 4.1"?

**Total Votes Received: 144.5 Yes votes needed to pass: 96, Yes votes received: 116.5, No votes received: 28**  
Passed

6. Should the trustees investigate the possibility of a future change to the indentures that would allow single trash disposal company provide service to the entire subdivision, with the charge for that service included in the annual assessment?

**Total Votes Received: 150.5 Yes votes needed to pass: 76 (50.1%), Yes votes received: 85.5, No votes received: 65**  
Passed

7. Two positions on the board are up for election this year. In accordance with the indentures these two trustees must be voted for by the subdivision.

**Lynn Parker: 110.5 votes**

**Casey Cross : 113.5 votes**

**Various write candidates: 8 votes**



The passed amendments were signed by the trustees and filed with the Jefferson County the county on February 3rd, 2017.

The trustees appreciate the participation and support of both those who attended the meeting and all those who voted. We cannot be successful with improvement of our subdivision without your involvement .

A copy of the presentation has been posted on the subdivision web page

# SUBDIVISION NEWSLETTER

## 2016-17 INCOME AND EXPENSES UPDATE

The following budget information is based from the beginning of the fiscal year on May 1, 2016 through April 14, 2017.

### INCOME & EXPENSE STATEMENT

Fiscal year 2016-17

<b>Bank Balance on:</b>	<b>1-May-16</b>	<b>\$24,883.85</b>
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#### INCOME

Year		General Assessment Fund	Street Assessment Fund	Past Due Collections
2016	May	\$5,986.75	\$12,967.52	\$933.19
2016	June	\$6,240.00	\$13,060.25	\$215.08
2016	July	\$2,475.00	\$6,097.25	\$297.78
2016	Aug	\$725.00	\$1,542.00	\$2,105.97
2016	Sept	\$450.00	\$650.00	\$75.00
2016	Oct	\$150.00	\$301.00	\$25.00
2016	Nov	\$125.00	\$275.00	\$1,950.36
2016	Dec	\$2,839.00	\$275.00	\$81.30
2017	Jan	\$75.00	\$25.00	\$81.30
2017	Feb	\$50.00	\$150.00	\$1,000.00
2017	Mar	\$175.00	\$450.00	\$3,134.20
2017	April			\$2,788.80
<b>Totals</b>		\$19,290.75	\$35,793.02	\$12,687.98

<b>Total collected for</b>	<b>2016</b>	<b>\$67,771.75</b>
<b>+ Bank Balance on:</b>	<b>1-May-16</b>	<b>\$24,883.85</b>
<b>Total Funds Available:</b>		<b>\$92,655.60</b>

## 2016-17 INCOME AND EXPENSES UPDATE

<b>Administrative Budget Expenses</b>			
	Amount Spent	Amount Budgeted	Over/Under
Legal Fees	\$2,700.22	\$2,000.00	-\$700.22
Office Expenses	\$877.05	\$1,500.00	\$622.95
Website	\$669.53	\$350.00	-\$319.53
Postage	\$381.49	\$1,150.00	\$768.51
Street Lights	\$400.00	\$200.00	-\$200.00
P.O. Box	\$90.00	\$80.00	-\$10.00
Miscellaneous	\$735.07	\$1,000.00	\$264.93
Insurance	\$2,197.00	\$1,400.00	-\$797.00
Common Ground/Lake	\$3,663.10	\$7,750.00	\$4,086.90
General Meeting	\$593.91	\$400.00	-\$193.91
Emergency Fund	\$0.00	\$4,220.00	\$4,220.00
Overpayment\Refund	\$350.00	\$0.00	-\$350.00
<b>Total Admin Expenses</b>	<b>\$12,307.37</b>	\$20,050.00	\$7,392.63

<b>Street Budget Expenses</b>			
	Amount Spent	Amount Budgeted	Delta
Road Repair	\$49,300.00	\$27,625.00	-\$21,675.00
Snow Removal	\$4,600.00	\$15,000.00	\$10,400.00
<b>Total Street Expenses</b>	<b>\$53,900.00</b>	\$42,625.00	-\$11,275.00

<b>Total Expenses from both funds:</b>	<b>\$66,207.37</b>
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Total funds on:	<b>14-Apr-17</b>	<b>\$26,448.23</b>
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# SUBDIVISION NEWSLETTER

## 2017 ASSESSMENT BILLING



The approved assessment rates from the fall voting will be reflected on the 2017 billing that will be mailed to the lot owners on May 1st.

The administrative assessment is \$75.00 per assess lot, the paved street maintenance assessment is \$325.00 per assessed lot, and the new gravel road assessment is \$100.00 per assessed lot.. Assessments are due by June 30th, 2017.

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.

## 2017-2018 BUDGETS

EXPENSES	2017 Administrative Assessment Budget
Legal Fees	\$3,000.00
Office Expenses	\$1,050.00
Website	\$800.00
Postage	\$800.00
Street Lights	\$1,350.00
P.O. Box	\$100.00
Miscellaneous	\$500.00
Insurance	\$10,800.00
Common Ground Maintenance, improvements and Repairs	\$5,475.00
General Meeting	\$300.00
Emergency Fund	\$5,000.00
<b>Total</b>	<b>\$29,175.00</b>

EXPENSES	2017 Street Assessment Budget
Paved Roads	\$96,125.00
Gravel Roads	\$4,500.00
Snow Removal	\$12,000.00
<b>Total</b>	<b>\$112,625.00</b>
<b>2017-2018 Budgets Total</b>	<b>\$141,800.00</b>

## HERMITAGE HILLS FRIENDS FACEBOOK GROUP

Several 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.

Also, they are planning events (such as the Family Fishing day on June 3rd) 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.

## STREET LIGHTS

The HOA has increased its budget for streetlighting this year. If you currently paying for a streetlight and wish the HOA to take to take over the cost of it, please contact the trustees.

Also, in the near future, the HOA will be adding streetlights to existing poles at several location Throughout the subdivision.

## BRUSH CLEARING

On the weekend of March 24 and 25, volunteers and trustees rented a brush clearing tractor and wood chipper and cleaned up the brush around the lake dam and along roads in the subdivision.

A big thank you to all the people who helped with this project this year.

# SUBDIVISION NEWSLETTER

## DELINQUENT ACCOUNTS TURNED OVER TO ATTORNEY FOR LEGAL ACTION



In January of 2016, the HOA turned over 34 overdue assessment accounts to the subdivision's lawyer for collections actions. As of April 2017, 30 of the accounts have been resolved and collected on resulting in \$24,163.06 in revenue. The HOA will continue efforts to collect the remaining unpaid assessments and will also turn over other accounts for action as they become delinquent.

The trustees regret having to resort to this action, but it is only fair that all the property owners equally bear the costs of administering the subdivision and maintaining the roads.

## ASSESSMENT PAYMENT PLANS

The trustees of Hermitage Hills realize some owners may have occasional financial difficulties and we help to arrange a payment plan with any owner who asks. Due to past experience, there are several requirements the trustees would require the owner to adhere to as part of the payment plan.

1. Payments must be made on a regular basis. Any owner on a payment plan that fails to make a payment within **60 days** (2 months) of the last payment will be considered in breach of the agreement on the part of the owner. This will result in the remaining balance of the account being turned over for collection actions, **with all late penalties added to the account from the original date the bill was due.**
2. The owner will **not** be sent a monthly statement listing the outstanding balance, but a statement can be requested from the HOA at any time. **The owner is still responsible for making the regular payment without receiving a monthly statement.**
3. Payments must be a **minimum of \$35.00.** We consider this an amount that will settle the outstanding balance in a reasonable amount of time, without causing undue financial stress on an owner.
4. If owners on payment plans are making payments on multiple years of unpaid assessments. To avoid confusion for accounting purposes, when an owner is on a payment plan, **payments made are applied to the oldest owed assessments first,** working to the newest assessments owed.

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## COMMON GROUNDS IMPROVEMENTS

This year the subdivision will finally have funds to begin to make improvements on the common grounds. The priority item will be getting the spillway repaired, with other projects to follow.

# SUBDIVISION NEWSLETTER

## PET OWNER RESPONSIBILITY

## REMINDER

Following are the restrictions and responsibilities of pet owners in Jefferson County:

### County Animal Licenses and Rabies Vaccination Required

All dogs and cats are to be licensed with the Division of Animal Control. In addition, they are to be vaccinated against rabies and this vaccination must be registered with the 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 free-roam 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.

### Animals 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 also 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, you may access the ordinance web page at: <http://z2codes.sullivanpublications.com/sullivan/Z2Browser2.html?showset=jeffersoncountyscr>

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.

We continue to receive complaints from residents about speeding ATV vehicles, motorcycles, mini bikes and go carts being driven by both children and adults in our subdivision.



This serves as a reminder that because our roads are open access by the general public, the Jefferson County Sheriff's Department can and will enforce the requirements that all motor vehicles operating on our streets have to be licensed and be operated by a licensed driver. This includes mini bikes, dirt bikes, go carts and 4 wheelers, etc. They 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 an unlicensed vehicle of this type or driver who appears to be under the age of 17, contact the Jefferson County Sheriff's Department.

In addition, ALL drivers should obey the subdivision speed limit of 15 mph.



Jefferson County Sheriff's  
Department

Non-Emergency No: 636-797-9999  
Emergency No: 911

## NEWSLETTERS BY E-MAIL

If you are willing to receive newsletters by e-mail, please 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 August.



## HOW TO CONTACT US

You may contact us by e-mail at:

[hhtrustees@hermitagehills.net](mailto: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](http://hermitagehills.net).