



## 2018 Spring Annual General Meeting

Hermitage Hills Subdivision General Meeting for Voting and State of the Subdivision will be held by the Homeowner's Association Trustees on:

Monday, April 23, 2018

7:00 pm-9:00 pm

Check in Begins at 6:30 pm

River Chase Recreation Center

990 Horan Rd

Fenton, MO 63026



**\*\*All lot/homeowners and residents are highly encouraged to attend.**

The meeting will include a presentation from the HOA Board of Trustees including updated on road repairs, common ground improvements, budget information for 2018, voting items being submitted to the lot/homeowners, and detailed discussion on ballot item 3. There will be a trash company representative on hand to answer questions.

Ballots will be collected at the meeting. If you are unable to attend, please mail your ballot to PO BOX 426, Fenton, MO 63026 **by April 25, 2018.**

### Ballot Items

1. An indenture change to move the annual owner meeting to the last month of each fiscal year.
2. Whether or not the subdivision should continue to participate in a grant program that provides funds for the lake from the MO Dept of Conservation.
3. An indenture addition that would require all homeowners to use a single trash service, billed by the trash service to each homeowner.
4. Election of 1 trustee.

**\*\*\*\*** The assessments and budgets for 2018 that go into effect on May 1st were approved by vote last September, so they will not be voted on at this meeting.

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#### Special points of interest:

- General Meeting April 23, 2018 7:00 pm
- Voting Items
- 2018—2019 Budget
- Completed Spillway Project
- Spring Cleaning
- Rules and Ordinances
- Family Bucket Lists

## Unlicensed Vehicles / Drivers

This is 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 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

## Subdivision Garage / Yard Sale



The annual subdivision garage/yard sale is scheduled to take place on:

**Saturday June 9 from 8:00 am to 2:00 pm.**

This event is coordinated by a homeowner / volunteer each year. The HOA is looking for a volunteer to coordinate the event this year. This would include posting the event to media outlets, assisting with posting signage for the event, and answering questions and inquiries from residents. If you are interested in volunteering for this position, please email the HOA at: [hhtrustees@hermitagehills.net](mailto:hhtrustees@hermitagehills.net).



## Howling and 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=jeffersoncountysset>

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

## *Pet Owner Responsibilities*



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

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.

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.

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.



## *Time for Spring Cleaning!*

Now that Spring is here, we would like to remind all lot owners to look around all sides of their property for any brush/ debris hanging over the streets. Trimming during the Spring months is considerably easier than during the Summer and Fall and will not entail as much labor. This brush makes our roads narrower and causes limited sight distance for pedestrians and other vehicles. Allowing this brush overgrowth is also in direct violation of Article 6.1 of our Indentures intended to avoid safety hazards for the residents. Lot Owners are subject to fines if they do not keep this brush trimmed back.

We appreciate lot owner cooperation in doing what is needed to make our streets and neighborhood a safe and beautiful place for everyone.

We encourage you look around your property for trash and other unsightly nuisances that could be eliminated to adhere to the subdivision indentures and prevent a violation notice. This includes vehicles that are not licensed and do not run.

## *Major Road Project Repair List*

**Upper Pine Haven Drive: \$48,000** Walnut Ridge to curve in road

**Hermitage Drive: \$27,000** High Cliff Drive to Westbourne Way

**Westbourne Way: \$38,650** From parking pad at the lake to the corner of Turnbridge

**Hermitage Drive: \$54,930** From Saline Road to High Cliff Drive

**Timberside Drive: \$30,750** Repave the entire road from Saline Road to Walnut Ridge.

**Westbourne Way: \$38,755** From High Cliff Drive to Hermitage Drive and corner

**Buckboard Lane: \$28,000** Install drainage tiles, repair existing structure and re-pave with asphalt



## 2018-2019 Administrative Budget

EXPENSES	BUDGET	EXPENSES	BUDGET
Legal Fees	\$ 3,000.00	Miscellaneous	\$ 500.00
Office Expenses	\$ 1,050.00	Insurance	\$ 2,500.00
Website	\$ 800.00	Common Ground / Lake	\$ 6,775.00
Postage	\$ 800.00	General Meeting	\$ 300.00
Street Lights	\$ 350.00	Emergency Fund	\$ 5,000.00
PO Box	\$ 100.00	Capital Improvements	\$ 8,000.00

\* budget is based on 100% collection rate



## 2018-2019 Street Assessment Budget

EXPENSES	BUDGET
Paved Roads	\$ 96,125.00
Gravel Roads	\$ 4,500.00
Snow Removal	\$ 12,000.00

\* budget is based on 100% collection rate

## Lake Spillway Replacement

Replacement of the spillway was completed as a 2 part project in early April 2018. Part 1 was the clearing of brush, trees, and debris from the common ground around the spillway in order to provide required access to the areas needing repair. With the vegetation and debris out of the way (and a few nice days of weather), replacement was able to take place immediately of the concrete portion. This was Part 2.

Replacement of the Spillway has been a subject discussed by the HOA for years at annual meetings as it has been rapidly deteriorating. There has been concern regarding the strain placed on the dam by the spillway deterioration and lack of function. The reconstruction and restoration of function has removed that strain.

The area will have grass seed sewn and will be maintained in the same manner as the rest of the common ground with regular mowing and trimming.



## *Assessment Payment Plan*

Did you know you can make payment arrangements for you assessments? With the amount due having increased significantly in order to address our rapidly deteriorating roads, it is understandable that it can put some additional strain on the household budget. But it doesn't have to. Please note any late assessments that have not had a payment plan arranged are subject to a \$25.00 per month late fee as stated in the indentures. Here are the payment plan guidelines:

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.

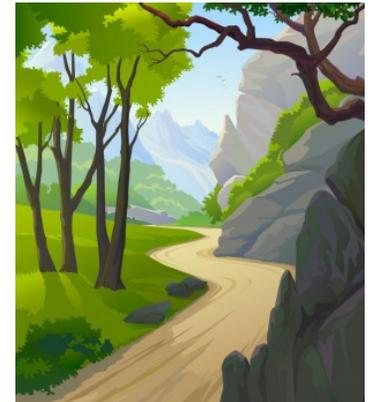
2. The owner will **not** be sent a monthly statement listing the outstanding balance, but a statement can be requested from the HOA at any time. The owner is still responsible for making the regular payment without receiving a monthly statement.

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.

## *Brush Clearing 2018*

In the Spring annually, volunteers and trustees rent a brush clearing tractor and wood chipper to clean up the brush around the lake dam and along roads in the subdivision. With the spillway project this year, it was not necessary to do so around the lake. The HOA will review the brush along the roads in the fall and determine if this will be required at that time. We ask Lot and Homeowners to be mindful of the brush on your property encroaching on the roads and keep it trimmed.



## *Common Ground and Lake Rules*

- 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.

# Hermitage Hills Subdivision



## Newsletters by Email

If you are not already receiving newsletters by e-mail, we would appreciate if you would sign up for this. Please provide your name, home street address or lot no. and your e-mail address to our trustee e-mail address. This will save on expenses for postage, paper and printing.

## How to Contact Us:

You may contact the Board of Trustees by e-mail at:

hhtrustees@hermitagehills.net

or by regular mail at :

**P.O. Box 426, Fenton, Missouri, 63026**

## Website:

Additional information, including the subdivision indentures and minutes from the trustee meetings can be found on the subdivision website at : <http://www.hermitagehills.net/>



# Seasonal Family Fun!

## SPRING Bucket List

- Fly a kite
- Decorate Easter eggs
- Go on a bike ride
- Have a picnic
- Catch butterflies
- Make a rain gauge
- Plant some flowers
- Feed ducks
- Make a mud pie
- Shop at a farmer's market
- Find a rainbow
- Dance in the rain
- Create sidewalk art with chalk
- Go berry picking
- Blow bubbles
- Take outdoor family pictures
- Play miniature golf
- Watch the sunset
- Visit the zoo
- Stargaze in the backyard
- Make a bird feeder
- Go fishing
- Pick wildflowers
- Have a bonfire
- Shop garage sales
- Play an outdoor game
- Skip rocks
- Find a ladybug
- Go on a hike
- Have a tea party
- Splash in puddles
- Spot a rainbow
- Walk barefoot in the grass
- Play frisbee
- Find a four-leaf clover
- Make a flower necklace
- Play at the park

## SUMMER Bucket List

- Play in the sprinklers
- Camp in the backyard
- Make snow cones
- Visit an amusement park
- Paint rocks
- Catch fireflies
- Eat watermelon
- Go bowling
- Draw with sidewalk chalk
- Visit a farmer's market
- Watch the clouds
- Visit the beach
- Watch the sunset
- Water balloon fight
- Make a pizza box oven
- Go swimming
- Watch fireworks
- Play volleyball
- Do a treasure hunt
- Attend an outdoor concert
- Make lemonade
- Climb a tree
- Visit the library
- Catch lightning bugs
- Run through a sprinkler
- Watch a thunderstorm
- Go to a fair or carnival
- Have a relay race
- Tie dye shirts
- Roast marshmallows
- Eat an ice cream cone
- Do a scavenger hunt
- Make root beer floats
- Play flashlight tag
- See a movie
- Watch a meteor shower
- Have a picnic
- Go fishing

Wondermom Wannabe