

# Hermitage Hills Subdivision



## 2020 Spring Annual General Meeting

Due to the ongoing COVID-19 virus situation, the annual HOA owners meeting normally scheduled for April has been postponed.

The RiverChase Rec Center we had been using is currently closed so we are unable to reserve a room at this time. Once it has reopened, we will set a date, reserve a room, and will send the standard 30-day advanced notice of the time and date of the meeting.

But we will still have the annual election. Ballot letters were mailed the 2nd week of April. Please complete and mail your ballot to PO BOX 426, Fenton, MO 63026 by **May 1, 2020**.

\*\*As we still have several bills to pay this month, the end of the year revenue and expense reports will be reviewed at the annual meeting once held.

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## Ballot Items

1. Election of 2 trustees. Roseann Locher and Dan McKean
2. The Administrative Assessment for 2020-2021 is set to remain the same at \$75.00 but a yearly vote is needed for approval.
3. The Road Maintenance Assessment for 2020-2021 is set to remain the same at \$325.00 but a yearly vote is needed for approval.

Because of the current COVID-19 situation the trustees are not requesting any changes in the budgets or assessments for the 2020-2021 Fiscal Year from the previous year. The Administrative assessment will remain at \$75.00, the paved road assessment will remain at \$325.00, and the gravel road assessment will remain at \$100.00.

### Special points of interest:

- **General Meeting POSTPONED**
- **Voting Items**
- **2020—2021 Budget**
- **Spring Cleaning**
- **Rules and Ordinances**
- **Unified Trash Service**
- **Family Bucket Lists**

## Unlicensed Vehicles / Drivers

This is a reminder that because our roads are open to 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 vehicle 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 27 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. no 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*

- ✓ **Pine Haven Drive: \$64,800** From Americana to Walnut Ridge
- ✓ **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: \$17,575** From High Cliff Drive to Hermitage Drive and corner



**Buckboard Lane: \$56,700** Install drainage pipes, repair existing structure and re-pave with asphalt full length

## 2020-2021 Administrative Budget

EXPENSES	BUDGET	EXPENSES	BUDGET
Legal Fees	\$ 4,000.00	Miscellaneous	\$ 750.00
Office Expenses	\$ 1,000.00	Insurance	\$ 2,200.00
Website	\$ 705.00	Lake Maintenance	\$ 750.00
Postage	\$ 750.00	General Meeting	\$ 300.00
Street Lights	\$ 250.00	Emergency Fund	\$ 5,000.00
PO Box	\$ 120.00	Capital Improvements	\$ 3,750.00
Common Ground and Lake Maintenance \$6,750.00			

\* budget is based on 100% collection rate

## 2020-2021 Street Assessment Budget



EXPENSES	BUDGET
Road Repairs	\$ 88,525.00
Snow Removal	\$ 15,000.00

\* budget is based on 100% collection rate

## 2020-2021 Assessment Billing

The billing statements for the 2020-2021 fiscal year will be mailed out on May 1<sup>st</sup> and due on July 1<sup>st</sup>. Any unpaid assessments after July 1<sup>st</sup> will start to accumulate the \$25 per month late fee as per Section 4.3 of the indentures. The assessments will be the same as last year, Administrative: \$75.00 per lot, Paved Roads: \$325.00 per lot, and Gravel Roads: \$100.00 per lot



## *Assessment Payment Plan*

Did you know you can make payment arrangements for your assessments? Please note any late assessments that have not had a payment plan arranged by the due date are subject to a \$25.00 per month late fee as stated in the indentures. Additionally, failure to adhere to an arranged payment plan will result in forfeiture of the option to participate in a payment plan in the future. Here are the payment plan guidelines:

1. Payments must be made on time, monthly. 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 \$80.00 beginning on or prior to due date on original assessment**. This is the minimum required amount that will settle the outstanding balance by the end of the calendar year.

4. For owners on payment plans that are making payments on multiple years of unpaid assessments. To avoid confusion for accounting purposes, payments made are applied to the oldest owed assessments first, working to the newest assessments owed.

## *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.

# Unified Trash Service

Per the amendment of the indentures that was passed in the 2019-2020 election, all owners within the subdivision must now use DCS Waste Services as their trash service. A letter was sent to all owners and tenants of properties in September that they had until February 1<sup>st</sup>, 2020 to switch over their service. The trustees are in contact with DCS and as of April 14, 2020 we have 89.25% of the owners in compliance.

Because the primary purpose of switching to the unified trash service was to reduce the wear and tear on the subdivision's streets, the trustees did not require the 10 properties that face Saline Road to participate, but we did extend to them the offer to participate if they want to as DCS has offered the HOA a group rate lower than regular rates (currently \$14.00 per month).

Reminder letters will be sent out shortly to owners currently not using DCS and if they fail to correct the matter the HOA will start assessing a \$25 per month fine until they are in compliance with the amendment.

## 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 #, 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



## SUMMER BUCKET LIST

GO TO THE ZOO  
WATCH A PARADE  
PLAY HOPSCOTCH  
HOST A BARBECUE  
WATCH THE SUNRISE OR SUNSET  
ORGANIZE A BLOCK PARTY  
MAKE TIE DYE TEE SHIRTS  
ATTEND A COUNTY FAIR  
EAT A SNOW CONE OR COTTON CANDY  
HAVE A WATER GUN FIGHT  
PLAY FRISBEE  
WASH THE CAR TOGETHER  
CLIMB A TREE  
HAVE A HULA HOOP CONTEST  
MAKE HOMEMADE ICE CREAM  
PAINT ROCKS  
ENTER A PIE BAKING CONTEST  
VISIT A LOCAL LANDMARK OR MUSEUM  
WALK A DOG AT AN ANIMAL RESCUE  
HAVE A SCAVENGER HUNT

PLAY KICK THE CAN  
CATCH LIGHTING BUGS  
ATTEND AN AMUSEMENT PARK  
DINE AT AN ETHNIC RESTAURANT  
PLAY ON A SLIP 'N' SLIDE  
WATCH FIREWORKS  
PLAY BINGO  
WATCH OLD FAMILY MOVIES  
GO TO A DRIVE-IN MOVIE OR MOVIE IN THE PARK  
HAVE A DANCE CONTEST  
PAINT POTTERY  
RUN OR WALK A RACE  
GO FISHING.  
GO ON A FAMILY BIKE RIDE  
GO TO A COOL SKATEBOARD PARK  
PLAY TENNIS.  
GO - GO KARTING  
HIKE ON A LOCAL NATURE TRAIL  
TAKE AN ADVENTUROUS DAY TRIP  
CAMP IN THE BACKYARD

