

Hermitage Hills Subdivision



2021 Spring Annual General Meeting

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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 to large gatherings 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 are mailed the May 1. Please complete and mail your ballot to PO BOX 426, Fenton, MO 63026 by **June 30, 2021**.

A survey will be included with your ballot this year. The survey questions are for discussion and are not voting items at this time.

Ballot Items

1. Election of trustee: John Linsenbardt
2. The Administrative Assessment for 2021-2022 is set to remain the same at \$75.00 but a yearly vote is needed for approval.
3. The Road Maintenance Assessment for 2021-2022 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 2021-2022 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**
- **2021–2022 Budget**
- **Spring Cleaning**
- **Upcoming Projects 2021 and beyond**
- **Rules and Ordinances**
- **Unified Trash Service**
- **Family Bucket Lists**

Unlicensed Vehicles / Drivers

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

**Unlicensed Derelict vehicles visible from the road are in violation of Indentures and are subject to fines.



Subdivision Garage / Yard Sale

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

Saturday, June 5, 2021 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.



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:

<https://ecode360.com/27884883>

To report a violation of this ordinance contact the Jefferson County Animal Control: 636-797-5577

Jefferson County Sheriff's Non-Emergency number is: 636-797-5000

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: <https://www.jeffcomo.org/248/Rules-of-Pet-Ownership>

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

To report an emergency after hours, please call 636-797-9999.

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.

SPRING CLEAN UP DAY: SATURDAY MAY 22 9:00 AM TO 3:00 PM.

This will include walking throughout subdivision to pick up trash and do general brush trimming and clean up.

Major Road Project Repair List—Completed

- ✓ **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



Major Road Project Repair List—Future Quotes



Westbourne Way: \$30,000 From High Cliff to Pine Haven Rd (2021)

High Cliff Dr: \$18,500 From Hermitage to Westbourne Way (2021)

Waybridge Lane: \$9,000 Repairs to asphalt from drainage installation (2021)

Waybridge Lane: \$BIDDING From Pine Haven to Timberside Drive

Americana Way: \$BIDDING From Hermitage to Pine Haven

Waybridge Lane: \$BIDDING From Pine Haven to Hermitage

Waybridge Lane: \$BIDDING From Hermitage to Turnbridge

Waybridge Court: \$BIDDING

Westbourne Way: \$BIDDING From Pine Haven to Walnut Ridge

Additional Repairs will be reviewed as time goes on.

Road Maintenance Plans—Future—Quotes

Pot Hole Repair: \$BIDDING Repair holes on roads that will not be able to be replaced in 2021

Summerland Drive and Court: \$5000.00 Crack Sealing (2021)

Drainage Repair/Installation—Future

These drainage installations and repairs will protect the road and road edge from degradation as well as surrounding properties. The order of work to be completed takes into account flow of water—starting from lowest levels and going up, as well as reduced costs by combining with affected areas with areas that are already receiving work.

Waybridge Lane: \$17,000 * 2000 Block - Install Drainage Pipe, Grate, and Piping to direct water to evacuation creek. (2021)

Westbourne Way: \$5800 From High Cliff to Pine Haven—Install Drainage pipe and Grate to evacuate water from roadway to the evacuation creek. (2021)

High Cliff Dr: \$included with above From Westbourne Way to Hermitage—Install culverts and drainage ditches to divert water from roadway to a flow ditch leading to water collection lake. (2021)

Lake Inlet Area: \$58,000 From culvert under Hermitage—Clean out Culvert and Collection area for sediment and debris. Shape water collection area leading into collection Lake. Install concrete to protect the area.

Americana Way: \$BIDDING Ditch installation and reconstruction

Numerous other locations.

Lake Improvement and Repairs:

Beaver Eradication: A trapper has been out to remove beavers from the lake and dam and is continuing to work on trapping. (2021)

Dam side Improvements: \$4,000 Remove trees as needed and seed the area. (2021)

Creek Bed Rock: \$BIDDING Install rock behind spillway where brush was cleared to prevent erosion

Brush Clearing: \$BIDDING Rent brush clearing equipment for common ground areas (2021 FALL)

Park Benches: \$BIDDING Install 2 park benches on common ground lake area near parking pad (2021)

Lake Dredging \$BIDDING Dredge silt from Lake—see additional information below.

Lake Dredging—Initial contact suggests anticipated costs to exceed \$40,000 for basic dredging alone and will increase with amount of silt that requires removal. Additional study required to determine ahead of time level of silt to be removed. Additional costs include—silt disposal, removal of trees to access area for silt removal equipment, repairs to grounds from equipment damage, etc.

MO Dept of Conservation Lake Grant

The lake grant that was offered by the MO Dept of Conservation was a 5 year grant option. 2021 is the last year that our lake is eligible for the 5 year grant. At the closing of 2021, the lake will return to private. Grant funds will also cease at the close of 2021.

Additional Projects for 2021 and Beyond

Traffic Signs: \$BIDDING Replacement and installation of traffic signs throughout subdivision (2021)

Stop Signs: \$BIDDING A survey request has been made for 4-way stops to be installed throughout subdivision. Some are school bus stops and additional safety/slow down precautions are necessary in those areas.

Street Light: \$BIDDING A survey request has been made for street lights be installed in areas of the subdivision. Some places are school bus stops and additional safety precautions are necessary in that area as children are often waiting in the dark in the early morning hours.

Volunteers Needed

Volunteers are needed for traffic sign installation. Date TBD

Volunteers are needed for Spring Cleaning Day throughout subdivision. Saturday, May 21 9am-3pm

Volunteers are needed for annual Ballot Counting Witnessing. Date TBD

If you are interesting in volunteering for any of the above, please email the HOA at hhtrustees@hermitagehills.net to volunteer.

2021-2022 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

2021-2022 Street Assessment Budget



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

* budget is based on 100% collection rate

2021-2022 Assessment Billing

The billing statements for the 2021-2022 fiscal year were mailed out on May 1st and are due on June 30th. Any unpaid assessments after July 1st 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 1st, 2020 to switch over their service. The trustees are in contact with DCS and as of April 14, 2020 we have over 95% 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).

Weekly trash allotment is 95 gallons. This can be divided over 2 smaller cans or a single 95 gallon can. Contact

Subdivision Contact Information



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 meetings can be found on the subdivision website at :

<http://www.hermitagehills.net/>



Dates to Remember

MAY 22, 2021—CLEAN UP DAY

JUNE 2, 2021—SUBDIVISION YARD SALE

JUNE 30, 2021—ASSESSMENTS AND BALLOTS DUE

Summer Bucket List

1. Fly a Kite
2. Have a Picnic
3. Play Mini Golf
4. Have a Water Balloon Fight
5. Go Swimming
6. Catch Bugs
7. Ride Your Bike
8. Blow Bubbles
9. Have a Lemonade Stand
10. Play Hopscotch
11. Camp in the Backyard
12. Walk for Ice Cream
13. Watch the Sunset
14. Go to the Beach
15. Build a Sand Castle
16. Pick Wildflowers
17. Watch Fireworks
18. Decorate with Sidewalk Chalk
19. Read 10+ Books
20. Have a Water Fight
21. Paint Rocks
22. Climb a Tree
23. Catch a Butterfly
24. Jump on a Trampoline
25. Feed a Duck
26. Go to a Farmer's Market
27. Go Fishing
28. Go to a Free Concert in a Park
29. Pick Fruit at a U-Pick Fruit Farm
30. Play Tag
31. Run Through the Sprinkler
32. Random Acts of Kindness
33. Make Dandelion Necklaces
34. Wash the Car
35. Play with Bubbles
36. Go to the Zoo
37. Play Flashlight Tag
38. Make Popsicles
39. Watermelon Eating Contest
40. Send a Post Card or Letter
41. Have a Mud Fight
42. Build a Bird Feeder
43. Fly Paper Airplanes
44. Attend a Parade
45. Have a BBQ with Friends
46. Roast Marshmallows over a Fire
47. Go on a Hike
48. Cloud Watch
49. Find a New Playground/Park
50. Play I-Spy