

# Hermitage Hills Subdivision



## 2022 Spring Annual General Meeting

Voting and State of the Subdivision will be held by the Homeowner’s Association Trustees on:

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Thursday May 12, 2022, 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 updates on road repairs, common ground improvements, budget information for 2022, voting items being submitted to the lot/homeowners, and detailed discussion on ballot items. 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 May 19, 2022**

### *Ballot Items*

1. Election of 1 trustees. Casey Cross
2. The Administrative Assessment for 2022-2023 is set to remain the same at \$75.00 but a yearly vote is needed for approval.
3. The Road Maintenance Assessment for 2022-2023 is set to remain the same at \$325.00 but a yearly vote is needed for approval.

Joe Marcantano is resigning as a trustee, so the HOA is looking for a volunteer to replace him.

The trustees are not requesting any changes in the budgets or assessments for the 2022-2023 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**
- **Voting Items**
- **2022—2023 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 11, 2022 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.



## *Derelict Vehicles on Properties*

Section 6.5 of the indentures state “Lot owners, residents, and their guests shall not store, in plain view, any derelict or unlicensed vehicle on any lot in the subdivision.

The Jefferson County Solid Waste Ordinance also prohibits keeping a derelict vehicle on any property in Jefferson County and defines a derelict vehicle as: “Any vehicle that is inoperable (unable to start and move under its own power), partially or totally dismantled, or has portions of its body work missing or is substantially damaged. Derelict vehicles may include, but are not limited to cars, trucks, motorcycles, construction equipment, recreational equipment (such as boats, campers, motor homes, ATVs, and go-carts), lawn and garden equipment, and trailers (such as utility, boat, and box).”

The Homeowners Association will work to have any derelict vehicle removed from a subdivision property, including reporting it to the Jefferson County Solid Waste Division for enforcement.

## *Free Firewood*

Several large dead trees on the common ground below the dam were recently cut down. They were partially cut up and the wood is available for any lot owner who wants it.



## Survey Results

Here are the results of the survey questions sent out last year. The tabulated results, all the comments, and the responses will be posted on the HOA website: <http://www.hermitagehills.net/>

**Are you satisfied with the trash service that DCS Waste Services is providing, or should we look for another service provider?**

**Stay with DCS: 107    Look for another company: 43**

**There are three 4-way intersections in the subdivision. Should one, two or all have 4-way stop signs added? (Note: Several of these locations are school bus stops)**

<b>Hermitage Dr and Waybridge Ln:</b>	<b>Yes: 81</b>	<b>No: 62</b>
<b>Westbourne Way and Pine Haven Dr:</b>	<b>Yes: 80</b>	<b>No: 53</b>
<b>Waybridge Ln and Pine Haven Dr:</b>	<b>Yes: 79</b>	<b>No: 51</b>

**Should streetlights be added at the same 3 locations?**

<b>Hermitage Dr and Waybridge Ln:</b>	<b>Yes: 76</b>	<b>No: 72</b>
<b>Westbourne Way and Pine Haven Dr:</b>	<b>Yes: 72</b>	<b>No: 74</b>
<b>Waybridge Ln and Pine Haven Dr:</b>	<b>Yes: 76</b>	<b>No: 71</b>

**Should the Trustees create more rules/restrictions concerning parking vehicles on the streets of the subdivision? Currently the only restrictions are: No trailers/RV's and all vehicles parked in the street must be operational (licensed, no flat tires, etc.)**

**Yes: 71        No: 81**

## 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—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

**High Cliff Drive: \$18,500** Clean out and add and rock to ditches, paving from Hermitage to Westbourne Way

**Waybridge Lane: \$56,450** Install storm water collection boxes and paving from Pine Haven to Timberside Dr.

**As of April 2022, approximately 50% of the subdivision roads have been repaved. Repairs to Americana Way, Westbourne Way, and Waybridge Lane will include stormwater runoff remediation.**

## *Major Road Project Repair List—Future Plans*

**Turnbridge Drive: \$BIDDING** - From Westbourne Way to Waybridge Lane

**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** – The entire length including the cul-de-sac

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

**Walnut Ridge: \$BIDDING** - From just east of Pine Haven to Saline Rd

**Timber Ridge: \$BIDDING** – The entire length from Saline Rd

**Lazy Oak: \$BIDDING** – The entire length from Saline Rd

## *Road Maintenance Plans—Future—Quotes*

**Pot Hole Repair:** \$ Repair to holes that exist on roads that will not be able to be replaced in 2022

**Summerland Drive:** \$ Reseal the asphalt from Westbourne Way to Walnut Ridge

**Summerland Drive:** \$5000.00 Crack Seal the Hill

**Summerland Court:** \$ Reseal the asphalt

### *Drainage Repair/Installation*



#### **Drainage Repair/Installation:**

These drainage installations and repairs will protect the road and road edge from degradation as well as surrounding properties. The order of work is to be completed taking into account the 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.

#### **Completed:**

**Waybridge Lane (between Pine Haven and Timberside: \$17,000** - Installed Drainage Pipe, Grate, and Piping to direct water to evacuation creek.

**Westbourne Way: \$5800** Between High Cliff and Summerland Drive —Install Drainage pipe and Grate to evacuate water from roadway to the evacuation creek.

**High Cliff Dr:** Between Westbourne Way to Hermitage—Install culverts and clean out and rock drainage ditches to divert water from roadway to a flow ditch leading to water collection lake.

#### **Future:**

**Hermitage Drive (between High Cliff and Westbourne Way** ---Install collection box trying into existing pipe and repairing partially blocked culvert under Hermitage Drive.

**Pine Haven** from Westbourne Way to the creek.—add curbing.

**Americana Way:** Include fixing drainage issues when repaving the road.

**Westbourne Way (from Pine haven to Walnut Ridge)** Clean out ditch to route water off the road. Add an additional storm drain to the creek (if feasible)

**Lake Inlet Area:** 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.

**NUMEROUS** other locations

## *Lake Improvement and Repairs:*

Dam side Improvements: The dead trees have been cut down. We are working on getting them removed then smooth and seed the area.

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—One 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.



## *Additional Projects for 2022 and Beyond*

Traffic Signs: \$BIDDING Replacement and installation of traffic signs throughout subdivision.

Stop Signs: \$BIDDING Based on the survey results the HOA will be working on converting the three 4-way intersections at Hermitage Drive and Waybridge Lane, Waybridge Lane and Pine Haven Drive, and Pine Haven Drive and Westbourne Way into 4-way stops.

Street Lights: \$BIDDING Based on the survey results the HOA will be adding street lights at Hermitage Drive and Waybridge Lane and Waybridge Lane and Pine Haven Drive.

Also several existing street lights that were previously paid for by lot owners were transferred to the subdivision in January 2022.

## 2022-2023 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

## 2022-2023 Street Assessment Budget



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

\* budget is based on 100% collection rate

## 2022-2023 Assessment Billing

The billing statements for the 2020-2021 fiscal year were 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.

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 \$16.00 per month).

Reminder letters have been sent out to owners currently not using DCS and failure to correct the matter has resulted in the HOA assessing a \$25 per month fine until they are in compliance with the amendment.

## *DCS Waste Services Rate Increase*

DCS Waste increased its group rate for the subdivision by \$2.00 per month, beginning on January 1, 2022. The effective date was beyond the 2 years of guaranteed rates DCS promised us. Also, since DCS had offered us the previous group rate since 2014 this was their first increase in over 7 years.

### Hermitage 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 meetings can be found on the subdivision website at :

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



# 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