

Hermitage Hills Subdivision



The annual meeting of the owners will be held by the Homeowner's Association Trustees on:

Monday April 14, 2025
7:00 p.m. – 9:00 p.m.
Check-in begins at 6:30 p.m.
Fenton United Methodist Church Fellowship Hall
Lower Level
800 Gravois 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 2025-2026, 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 April 16, 2025

Woody and Sons Disposal will now offer Yard Waste Pickup Service beginning March 31

Woody and Sons Disposal have announced that they will start offering Yard Waste Pickup Service beginning March 31. This is an extra service they offer, and you must contact them at (573) 664-1003 to enroll in it.

The yard waste pickup requirements are:

- Limbs and sticks must be bundled, and no longer than 3-4 feet.
- For leaves and other debris, please use paper yard waste bags or manageable containers.
- No plastic bags or anything else that will not decompose
- First pickup date will be April 14th..

Woody's Spring-Cleaning Bulk Trash Pickup-Monday April 2

Woody and Sons Disposal will be doing their annual free household item bulk pickup on Monday April 7. They will be having a large truck going through the subdivision, picking up bulk items from the curb. It is designed for disposing household goods like furniture and mattresses. There are several guidelines to adhere to:

- **There is a 3-item limit per household.**
- Carpet must be in 4x4 sections or smaller, and bundled or rolled.
- Appliances and scrap metal will not be picked up on this day, but you can call for them at (573) 664-1003 for a separate pickup.
- No prohibited items, including auto batteries, tires, electronics, hazardous chemicals, and liquid paint. If something is not accepted at the landfill, it will not be picked up.
- Anything not picked up by Woody's will be the responsibility of the property owner to dispose of.

2025 Ballot Items

The ballots for 2025 elections were mailed on March 12 and need to be returned by April 16, 2025.

There are 3 items on the ballot:

1. 2 trustees are up for re-election, Casey Cross and Jake Mohnke
2. The trustees are proposing to raise the annual Administrative Assessment to \$100.00 for the 2025-26 fiscal year (up from \$75.00 previously).
3. The trustees are proposing to raise the annual Road Maintenance and Stormwater Improvement Assessment to \$400.00 for those paying for paved road maintenance (up from \$325.00 previously) and to \$200.00 for those paying for gravel road maintenance (up from \$100.00 previously).

The reasons we are proposing these changes:

- **These are the first assessment increases requested in 9 years.** The last time the assessments were increased was in 2016.
- Both requests are due to inflation. **Since the last increase in 2016, asphalt prices have increased an average of over 40% and the average price of everything else is up over 30%.**
- **The trustees hope that we have proven to be good stewards of the subdivision's funds.**
 - Road repairs: Since 2016, 65% of the roads have been repaved, but that's taken us 8 years to complete. Some of the roads that we paved several years ago now need crack-sealing or the asphalt will start to deteriorate.
 - Stormwater runoff issues: We are now also addressing the stormwater water runoff problems that have plagued the subdivision since it was first formed. We need new culverts installed in several areas and old ones replaced because they are too small.
 - Common grounds: Even though we replaced the spillway and cleaned out most of the brush several years ago, the common ground and lake still need a lot of work, including dredging out the sediment that has accumulated over the years.

Without an increase, fewer and fewer repairs and improvements can be done each year to the subdivision.

Current Assessments vs Proposed Assessments							
Type	# of lots	Currently	Current Income	Proposed	Proposed Income	Increase	% change
Administrative	332	\$75.00	\$24,900.00	\$100.00	\$33,200.00	\$8,300.00	33.33%
Paved Roads	305	\$325.00	\$112,125.00	\$400.00	\$138,000.00	\$25,875.00	23.00%
Gravel Roads	14	\$100.00	\$1,400.00	\$200.00	\$2,800.00	\$1,400.00	100%
Chancellor Farms	10	\$250.00	\$2,500.00	\$250.00	\$2,500.00	\$0.00	0.00%
Totals			\$140,925.00		\$176,500.00	\$35,900.00	25.24%

Major Road Project Repair List—Completed

2017

- **Summerland Drive, Summerland Ct, and concrete part of Ridge: 2016 \$89,875** Repaired and paved Lower Summerland and over the concrete from Westbourne to Walnut Ridge, all of Summerland Ct, and the concrete portion of Walnut Ridge



Walnut paved

2018.

- **Hermitage Drive: \$64,800** Paved from Saline Road to Westbourne and on Westbourne from the lake parking pad to Turnbridge
- **Timberside Drive: \$37,750** Paved from Saline Road to Walnut Ridge
- **Lazy Oak Lane: \$850** New Gravel on cleared portions

2019

- **Pine Haven Drive: \$104,250** Paved and replaced curbing from Americana to Walnut Ridge.
- **Lazy Oak Lane: \$8,400** Cleared brush from overgrown portions and added gravel.

2020

- **Buckboard Lane \$73,600** Paved entire length and installed 3 drainage channels under lower Buckboard.
- **Westbourne Way \$17,575** Paved from High Cliff to Hermitage Drive and installed drainpipe under the road to below the houses.
- **Lazy Oak Lane and Timber Ridge Drive: \$12,800** Drainage work and added gravel.

2021

- **Hermitage Drive and Westbourne Way: \$11,600** Drainage Work.
- **Waybridge Lane: \$73,450** Install storm water collection boxes with drainpipe to the creek and paved from Pine Haven to Timberside Dr
- **High Cliff Drive: \$18,500** Clean out and add and rock to ditches, paving from Hermitage to Westbourne Way

2022 Road repairs – Patching only

- **Westbourne Way \$18,500** Drainage work between Pine Haven and Walnut Ridge
- **Hermitage Drive: \$14,500** Installed stormwater collection box and drainpipe under Hermitage to the lake
- **Americana Way: \$36,850** Drainage work above Americana
- **Waybridge Lane and Westbourne Way: \$15,475** Drainage mitigation and repairs

2023

- **Americana Way: \$69,900 paving**, From Hermitage to Pine Haven.

2024

- **Waybridge Court: \$45,775** – The entire length including the cul-de-sac
- **Westbourne Way: \$71,375** - From Pine Haven to Walnut Ridge

As of March 2025, approximately 65% of the subdivision roads have been repaved.

Major Road Repair and Stormwater Drainage

Improvements —Future Plans

- **2025 - Waybridge Lane:** – Drainage work and repave from Pine Haven to Hermitage
- **Waybridge Lane:** – Drainage work and repave from Hermitage to Turnbridge
- **Walnut Ridge:** – Repave section from just east of Pine Haven to Saline Rd
- **Timber Ridge:** – Pave the entire length from Saline Rd
- **Lazy Oak:** – Pave the entire length from Saline Rd
- **Start chip sealing all the roads as needed.**
- **Hermitage Drive:** - Replace 48” round pipe in the creek with a box culvert to prevent homes from flooding
- **Turnbridge Drive** – Replace 48” round pipe in the creek to prevent flooding
- **Westbourne Way** – Install culvert under Westbourne for the drainage steam next to 1976 Westbourne
- **Buckboard Lane** – Replace the rock drainage channels with proper drainpipes and clear the roadside ditch on the hill and fill it with rockscaping (white rock).
- **Remediating other ditches, eroding and flood prone areas as needed.**

2024-2025 Assessment Billing

The billing statements for the 2025-2026 fiscal year will be mailed out on May 1st and due on July 1st. 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 amount due per lot will be determined after the elections results are tabulated.



2024-2025 Income and Expenses

INCOME & EXPENSE STATEMENT

Fiscal year 2024-25

Bank Balance on:		1-May-24	\$8,403.03	
INCOME				
Year	Month	General Assessment Fund	Street Assessment Fund	Past Due Collections
2024	May	\$7,725.00	\$32,500.00	\$2,212.00
2024	June	\$6,975.00	\$27,918.00	\$425.00
2024	July	\$4,840.00	\$19,302.00	\$1,740.00
2024	August	\$1,200.00	\$4,475.00	\$700.00
2024	September	\$410.00	\$1,270.00	\$50.00
2024	October	\$225.00	\$1,665.00	\$675.00
2024	November	\$450.00	\$2,390.00	\$3,682.95
2024	December	\$300.00	\$1,335.00	\$900.00
2025	January	\$150.00	\$1,200.00	\$175.00
2025	February		\$80.00	
2025	March	\$75.00	\$605.00	\$175.00
2025	April			
Totals		\$22,350.00	\$92,740.00	\$10,734.95
Total collected for		2024-25	\$125,824.95	
+ Bank Balance on:		1-May-24	\$8,403.03	
Total Funds Available:			\$134,227.98	
Administrative Budget Expenses				
2024-25	Amount Spent		Amount Budgeted	Over/Under
Legal Fees	\$1,697.90	\$4,000.00	\$2,302.10	
Office Expenses	\$1,325.06	\$1,000.00	\$325.06	
Website and IT	\$1,014.85	\$705.00	\$309.85	
Postage	\$675.80	\$750.00	\$74.20	
Street Lights	\$550.00	\$250.00	\$300.00	
P.O. Box	\$210.00	\$120.00	\$90.00	
Miscellaneous	\$1,676.00	\$750.00	\$926.00	
Insurance	\$8,530.00	\$2,200.00	\$6,330.00	
Common Ground/Lake	\$4,959.83	\$6,750.00	\$1,790.17	
General Meeting	\$231.90	\$300.00	\$68.10	
Emergency Fund		\$5,000.00	\$0.00	
Capital Improvements	\$6,400.00	\$3,750.00	\$2,650.00	
Total Admin Expenses	\$27,271.34	\$25,575.00	\$1,966.34	
Street Budget Expenses				
2022-23	Amount Spent		Amount Budgeted	Over/Under
Paving	\$81,175.00	\$88,525.00	\$7,350.00	
Snow Removal	\$22,925.00	\$15,000.00	\$7,925.00	
Total Street Expenses	\$104,100.00	\$0.00		
Total Expenses from both funds:			\$131,371.34	
current balance		24-Mar-25	\$2,856.64	

Homeowners Association Trustee needed

The HOA is need of a civic minded individual to volunteer to become one of the HOA trustees. Qualifications required are:

- The recorded owner of a lot or their spouse, or the designated representative of an entity owning a lot.
- Must be 21 years of age.
- Must be current on all assessments owed to the subdivision.

Volunteers will need to be able to attend the scheduled trustee meetings. If interested, please email the trustees at the address listed at the end of this document or notify us at the annual meeting on April 14th.

2025-2026 Administrative Budget

EXPENSES	BUDGET	EXPENSES	BUDGET
Legal Fees	\$ 4,000.00	Miscellaneous	\$ 750.00
Office Expenses	\$ 1,000.00	Insurance	\$ 8,000.00
Website	\$ 705.00	Lake Maintenance	\$ 750.00
Postage	\$ 750.00	General Meeting	\$ 300.00
Streetlights	\$ 250.00	Emergency Fund	\$ 5,000.00
PO Box	\$ 210.00	Capital Improvements	\$ 3,185.00

* Total budget of \$24,900 is based on 100% collection rate



2025-2026 Street Assessment Budget

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

* Total budget of \$112,125 is based on 100% collection rate

****Both budgets are based on current income levels.** If the new assessments are approved, the increase in available Administrative Funds will first be applied to categories where we had shortfalls before, and the remainder applied to Capital Improvements. An increase in available Road and Stormwater Funds will be entirely budgeted for road repairs and drainage improvements.

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 the 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 campfires are allowed on the common ground.
- No fireworks are permitted to be used on the common ground.

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 the due date on the 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.

Unified Trash Service

Woody and Sons Disposal (ph. 573-664-1003) is now the designated trash service for the subdivision.

All properties that use the subdivision owned roads (including rentals properties are required to use their service and are eligible for the discounted group rate we get from them

Because the primary purpose of using the unified trash service is 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 and the owners of the Chancellor Farms properties the offer to participate if they want to use the group discount we get from Woody and Sons service.

Reminder letters will be sent out to owners who fail to switch to their service. Failure to comply results in a fine of \$50.00 per month until they are in compliance.

Saline Road Construction-Coming soon

The Jefferson County Department of Public Works has two projects for Saline Road that will affect the subdivision.

The first project has received funding and will be from Northwest Blvd to just past the Hermitage Drive entrance and improvements will include: 4' shoulders where possible, center and edge rumble strips, enhanced warning signs and guardrail where warranted, and extending three box culverts along the project limits. The preliminary work has already begun with Ameran installing new poles along the right-of-way and the other utilities will soon follow. **Major construction is currently scheduled to start in August 2025 and last until Spring of 2027.**

An updated information sheet can be found on the JeffCo county website:

(<https://www.jeffcomo.org/DocumentCenter/View/11848/2024---Saline-Road-Safety-Improvements---STP-5469-603-PDF?bidId=>)

Detailed plans can also be found on the JeffCo website:

<https://www.jeffcomo.org/DocumentCenter/View/19125/2024---Saline-Road-Safety-Improvements---STP-5469603---Draft-Final-Plans-PDF?bidId=>

The 2nd project (which currently has no funding) will be on Saline Road from Walnut Ridge down to the 3-way intersection at Diehl Rd and continue on Diehl Rd to Old Sugar Creek Rd. It will consist of removing trees that are roadside hazards and brush that limits the range of site, adding yellow safety signs on the curves, and eliminating the sharp roadside drop off just west of Lazy Oak. This is a future project that currently has no funding or scheduled dates.

Hermitage Subdivision

Newsletters by Email



If you are not already receiving newsletters by e-mail, we would appreciate it if you would sign up for this. Please provide your name, home street address or lot #, and your e-mail address to our trustee's 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/>

