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| Semi-Annual Newsletter- January 2017 |
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O’Fallon Hills

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# Upcoming Events

## March 30

Annual Meeting

**March 1**

Assessments Due  
Delinquent by May 31st

## June 10

Subdivision Garage Sale

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| Important AnnouncementAttorney Issue:On 1/19/17, Lisa Mounce pled guilty to 6 counts of a Class C Felony for theft over $500. Jury trial has been waived, and Judge Zerr found her guilty beyond a reasonable doubt. Sentencing will be 9am on 3/13/17 @ the St. Charles County courthouse. |

[www.ofallonhillssubdivision.org](http://www.ofallonhillssubdivision.org)

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| Dear Residents,  This is our January edition newsletter. Included is information about events and any updates from our trustees that we have received from the last newsletter.  In this mailing you will also find your assessment dues form.  Thank you,  Your Trustees |
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**Current Trustees:**

At this time there is an open spot on the Board of Trustees. **Dennis Nelson** was voted in at our annual meeting last year, finishing term through 2017. **Ashley Wright** was voted in annual meeting 2015 and term is up in 2018. **Steve Tice’s** was voted in for another term at our annual meeting last year, term through 2019.  
Please be mindful this is an unpaid, volunteer position.

**Trustee Job Description:** approving plans for improvement on lots (houses, outbuildings, fences, etc.), determining the annual assessment, maintaining the quality of the appearance of the subdivision, and representing the subdivision as needed.

**Assessments:**

The annual assessments for each lot will continue to be $50. When all lot assessments are paid, this generates $23,650 annually. Currently we are down to 6% properties with monies owed, totaling $15,362 in past due assessments. Thirty two properties were turned over to the attorney for collection in 2016, we will continue to make past dues a priority.

# More Important News

**Entrance Update:**

The trees in the entrance way that were growing around the power lines have been removed.

Coming 2017; we plan to have the entrance kiosk updated

**Street Lighting:**

A new street light has been added at Forest/ Cornell intersection.

Coming 2017; We have reached out to the Wentzville school district to obtain a list of bus stops in our neighborhood; the plan this year will be to ensure that all bus stops have proper street lights.

**Neighborhood Communication:**

At the last meeting majority of residents wanted more communication. Starting 2016 we implemented semiannual newsletter and quarterly billing of assessments. Newsletters will be mailed in January/ July. Assessments will be mailed quarterly in January/ April/ July/ October.

There is also an **official** website to represent the neighborhood. The website contains; facts about the neighborhood, indentures, archived newsletters, county contact information, direct contact information for the trustees and a quick form that goes straight to the trustees for information requests. Please let us know if you think anything should be added that would be beneficial to you as a resident. The website is [www.ofallonhillssubdivision.org](http://www.ofallonhillssubdivision.org)

**New residents/ Utility Bills:**Please check all of your utility bills for surcharges related to O'Fallon.

While we do have a 63366 zip code we are considered unincorporated St Charles County and should not be billed O’Fallon city taxes.

**Neighborhood Upgrades:**

Please submit any upgrade/ suggestions to the neighborhood website or email. We do review and discuss all submissions for neighborhood upgrades at our monthly meetings. While we try to do as much as we can, not all ideas are possible but suggestions for improvements are always welcome.

Currently, your assessment is used to pay for the following; maintaining the entrance, landscaping, attorney fees, utilities, improvements and basic expenses for accounting and operating.

**Speeding/ Parking on the street:**

The speed limit is posted and is **25 MPH**. We have requested increased patrols to the speeding issues we have in the neighborhood. Due to the county guidelines we are allowed to park in the street. However, on the main street this severly interferes with the flow of traffic during peak hours.

Please limit parking on the street as much as possible.

**Visitors/ Renters:**The homeowner is responsible for informing their tenants/ visitors of the neighborhood rules and guidelines. We have many rental homes where the tenant has been reported to the county for numerous complaints. Please be respectful of your neighbors in regards to your tenants/ visitors.

**Holiday Contest**We want to thank all residents that participated in this past years holiday contest, reward money was hand delivered to the winners front doors as recognition for their beautiful displays.   
Disclaimer: If you are past due on assessments, you are not going to be eligible for prize money.

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| In the CommunityAnnual Meeting Location:  Middendorf-Kredell Library, 2750 Hwy K, O’Fallon, MO Time: 6:30pm Meeting Room BSubdivision Garage Sale A large sign will be posted out from prior to the sale. **Large Trash Pickup** No large trash pickup this year, only on even years. Contact Information Subdivision Website:  [www.OFallonHillsSubdivision.org](http://www.OFallonHillsSubdivision.org)  Subdivision Email: [OFallonHillsSubdivision@gmail.com](mailto:OFallonHillsSubdivision@gmail.com)  **County information** www.sccmo.org  **Neighborhood Preservation Division** 636-949-7900, ext 7346 www.[npd@sccmo.org](mailto:npd@sccmo.org)  **Animal Control**  636-949-7387  **Sheriff’s Dispatch** 636-949-0809  **County Liaison**  Sgt. Richard Crouch  636-949-7900 ext 3006  rcrouch@sccmo.org |

**Housekeeping**

* Before starting a home improvement project please reach out to the subdivision email, contact the county for guidelines, and obtain the necessary permits before construction.
* Speeding continues to be a problem in the subdivision. The speed limit is posted and is **25 MPH**.
* Please keep school bus routes cleared
* Please clean up after any yard waste in the street
* Farm animals are not allowed
* Parking in your yard is illegal, per county regulations.
* **Fireworks**; are allowed from 10am to 11pm on July 2-5, and 11:30pm on 12/31 for 1 hour for New Year’s, please clean up any mess that remains, any fireworks outside of those time and date ranges is illegal.
* St. Charles County does have a **Curfew Law**. Any person under the age of 17 years old is not allowed out between the hours of 11 :00 p.m. and 5:00 a.m. during the week and from 12:00 midnight to 5:00 a.m. on weekends. If you see violators, call the Sheriff’s Dispatch.
* If you have complaints on property up keep please contact the Neighborhood Preservation Division.
* Please report unlicensed or abandoned vehicles on your street to the neighborhood email so we can have them removed.

**Contacting the Neighborhood**

Please send any inquiries to the neighborhood email listed and the first available trustee will respond.

***Have a safe and wonderful year!!***

***The O’Fallon Hills Board of Trustees***