

O'Fallon Hills

www.ofallonhillssubdivision.org

Dear Residents,

This is our annual newsletter. Included is information about events and any updates from our trustees that we have received from the previous year. Also, in this mailing you will find your assessment dues, and a questionnaire in efforts to keep our information as updated as possible.

Thank you,

Your Trustees

Current Trustees:

At this time there are no opening spots on the Board of Trustees.

Steve Tice's term is up this year and will need to come to a vote at this meeting. **Ashley Wright** was voted in at last year's meeting and term is up in 2019. **Donna Schulte** stayed on board last year and term will be up in 2018.

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.

Trustee Information:

If anyone would like to volunteer to be a member of the Board, please submit your name.

A trustee must be current with assessment payments. Proxy ballots may be used for voting for trustees if you cannot attend the meeting. Please email the subdivision to obtain one.



Upcoming Events

April 27

Annual Meeting

June 4

Subdivision Garage Sale

June 6

Large Trash Pick up

December 18

Holiday Decoration Contest

Important Announcement

In January 2015, Lisa Mounce was appointed as secretary/ treasurer for the neighborhood as a recommendation from her father, former trustee Frank Mounce. Lisa took advantage of this role to embezzle money. She has confessed, was arrested on March 18th 2016, and is being charged. Due to this situation we have abolished the secretary/ treasurer position as this time.

More Important News

Entrance Update:

In 2015 there was an accident which damaged the sign at the front of the neighborhood. While we paid for the initial repairs we want to inform the neighborhood that these funds were recovered.

Street Lighting:

Some areas of the neighborhood are darker than some would like. We are looking at having some additional lights installed in those areas but we need to have your feedback on where you would like to see more lighting.

Neighborhood Communication:

There was an "unofficial" O'Fallon Hills website that was created by a resident in attempt to help communicate updates. In lieu of this website, the Board of Trustees has come to an agreement that an **official** website to represent the neighborhood is needed at this time. 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 board 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

Neighborhood Upgrades:

It has been brought to our attention that some residents are disappointed with the upgrades that have been done to the community. Please note that the \$50 annual assessment is used in part to fund neighborhood improvements. While we try to do as much as we can, not all ideas are possible. We will review all submissions for neighborhood upgrades. Currently, your assessment is used to pay for the following; maintain the entrance, landscaping, attorney fees, accounting, and in cases like last year when emergency repairs need to be made. In March the county is starting a project to clean and repair the storm drainage.

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.

In the Community

Annual Meeting

Location:
Middendorf-Kredell Library,
2750 Hwy K, O'Fallon, MO
Time: 7:00pm
Meeting Room B

Subdivision Garage Sale

A large sign will be posted out from prior to the sale.

Large Trash Pick up

On even years we cover the cost for large trash pickup following the neighborhood garage sale. This is your opportunity to have large items hauled away at no cost to you.

Holiday Decorating Contest

We have a holiday decoration contest every year as a fun and festive way to celebrate the holidays, this has been a long tradition that we have continued in our neighborhood.

1st Place:
Michael Allen - Prize \$100
2nd Place:
Charles Houlihan - Prize \$75
3rd Place:
Carolyn Island - Prize \$50

The Trustees are the judges and are not eligible to win.

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.
- If you have complaints on property up keep please contact the Neighborhood Preservation Division.
- 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.
- Speeding continues to be a problem in the subdivision. The speed limit is posted and is **25 MPH**.
- Please report unlicensed or abandoned vehicles on your street to the neighborhood email so we can have them removed.
- Farm animals are **NOT** allowed.
- According to St. Charles County regulations, parking in your yard for an extended period of time is illegal.
- Please keep school bus routes cleared as much as possible
- Please clean up after any yard waste in the street
- 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.

Assessments

The 2016 assessment for each lot will continue to be \$50.00. When all lots' assessments are paid, this generates \$23,750 annually. Currently, we have past due assessments in the amount of \$35,683.68. We will start turning over the names of lot owners to our attorney to a help collect delinquent fees in June of this year. Please take this opportunity to bring your dues current or get in touch with us as soon as possible if there is a discrepancy.

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

In the Community

Contact Information

Subdivision Website:
www.OFallonHillsSubdivision.org

Subdivision Email:
OFallonHillsSubdivision@gmail.com

Emergency Trustee Info:
Steve Tice 636 614-9991
SteveT.OFallonHillsTrustee@gmail.com

Ashley Wright 636-281-6911
Awright.OFallonHillsTrustee@gmail.com

Donna Schulte 636-294-4189
Dschulte.OFallonHillsTrustee@gmail.com

County information
www.sccmo.org

Neighborhood Preservation Division
636-949-7900, ext 7346
www.npd@sccmo.org

Animal Control
636-949-7387

Sheriff's Dispatch
636-949-0809