

O'Fallon Hills

www.ofallonhillssubdivision.org

Dear Residents,

We have heard your concerns about more communication. This is the start of our semiannual newsletters. Included in this mailing is information about events and any updates from the trustees that we have since our annual meeting.

Thank you,

Your Trustees

Current Trustees

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

Donna Schulte resigned at our annual meeting this year, **Dennis Nelson** was voted in to complete her term through 2017. **Steve Tice** was up for reelection and voted in for another term, ending in 2019. **Ashley Wright** is a current trustee with her term ending in 2018. The terms were incorrect in the previous newsletter as they have to stagger in departure. These have been corrected in this mailing.

Assessments

In the annual meeting the residents expressed that the past due assessments need to be a priority. A 2nd notice to residents with past due balances was moved up and sent June 1st. Any accounts that owe more than 3 years will all be turned over to our attorney August 1st for collection. Additional fees incurred from attorney costs and lien placement will be added to the amounts due for the property.

Please take this opportunity to bring your dues current or email cancelled checks as soon as possible if there is a discrepancy.



Upcoming Events

December 18

Holiday Decoration Contest

Important Announcement

Next year timeline update

The newsletter with assessment notice will go out by January 31st, with due date of March 1st.

The annual meeting will be held the end of February.

Assessment notices will go out quarterly.

Semiannual newsletter with updates will go out in June.

This is the goal for next year so dates will be firmed up closer to that time and sent in the January newsletter.

Attorney Issue:

The case has been continued again and there are no updates at this time. You can follow as well on www.courts.mo.gov/casenet

More Important News

Entrance Update

On approximately June 19th, the entrance sign was hit again. Our trustee Dennis was able to place the blocks and there was not more significant damage. If there were any witnesses please send any information available to the subdivision email.

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. Currently we are working on Forest/ Cornell with Ameren.

Utility Bills

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.

Rental Properties

If you own a rental property, since the mailings go to the owner you are responsible to educate the renters of the property to the county/ neighborhood guidelines.

Mailboxes

Please make sure when installing your mailbox you are reviewing the post office requirements. Mailbox requirements per the post office

- Position your mailbox 41" to 45" above ground level.
- Place your mailbox 6" to 8" back from the curb, typically when facing the street you would place on the left side
- Put your house or apartment number on the mailbox.

Obviously, mailboxes that are installed leaning into the narrow roadway are an issue.

Assessments

Dues of \$50 per lot totals \$23,600 annually. To this date we have collected \$23,272.98. We have 157 properties with a balance due, past dues is at \$31,799.68. Of those properties 83 are being turned over to the attorney for collection.

Neighborhood Liaison

We now have a liaison at the county police department, his name is Sgt. Richard Crouch. Contact is preferred to his email rcrouch@sccmo.org.

Contacting the Neighborhood

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

Housekeeping

- Please obtain the necessary permits from county and approvals from HOA before construction.
- Provide HOA contact information to title companies when selling home, increase in properties being sold and HOA not getting the correct owner information.
- There are leash laws for pets, they should not be allowed to roam, especially on a neighbor's property. There is a fine involved if county is called on an animal complaint.
- Trash cans are to put at the end of the driveway, not in the street, this effects the flow of traffic on our roads.
- Motorcycles and Sports cars: Please be respectful of neighbors and review the county noise ordinance codes.
- Any signs in the entrance should be freestanding and removed once no longer needed. Nothing should be attached to the O'Fallon Hills entrance signs.
- 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.

Have a safe and wonderful year!!

The O'Fallon Hills Board of Trustees

In the Community

Holiday Decorating Contest

It appears that the information in the last mailing was incorrect. Lisa did not actually do the contest last year, so the winners that were in the newsletter were actually the winners from 2014.

This year winners will be judged by the trustees since we are not eligible to participate. Judging will be on December 18th. Winners will be announced in the January newsletter.

1st prize \$100

2nd prize \$75

3rd prize \$50

Contact Information

Subdivision Website:
www.OFallonHillsSubdivision.org

Subdivision Email:
OFallonHillsSubdivision@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

636-949-3000