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## Happy New Year!

Dear Neighbors,

As we step into the new year, let's continue building a bright and connected community together. Your contributions and participation make our neighborhood a wonderful place to live, and we're excited about what lies ahead.

Let's make 2025 a year filled with growth, fun, and meaningful connections. Thank you for being a valued part of our community!

## Annual Meeting

The annual Subdivision meeting, as required by the Trust Indentures is scheduled for:

DATE: Saturday, February 22<sup>nd</sup>

LOCATION: St. Charles County Library – Wing Haven Branch

7435 Village Center Dr, O'Fallon, MO 63368

TIME: 10am – 11am

## Annual Assessments

Annual assessments for each lot are \$50 due March 1st and cover the period from January 1 through December 31 of the current year.

Any past due assessment will be added.

Lot assessments pay for the following:

- Maintenance of O'Fallon Hills signage
- Lawn care/trash pickup at entrance
- Community information and notice sign
- Electricity and maintenance of street lighting
- Annual big trash pickup by Grace Hauling
- Clerical and postal fees for mailings
- Legal fees to pursue unpaid assessments
- Halloween & Christmas decoration awards
- Bookkeeping and clerical services
- Community Event

Delinquent accounts that are over \$150 on May 1, 2025, will be pursued by the community attorney and the resident will be responsible for all legal fees as well as delinquent balance.

If you have been contacted by the attorney, you will need to make your payment with the attorney via Cash or Money Order.

Please be aware that selling or refinancing your home will require all balances to be paid in full prior to closing. Unpaid delinquent accounts will result in a lien against the property.

## Online Bill Pay

If you would like to have your bank to send the check on your behalf, you can set us up as a payee. You simply log in to your bank account, go to your online bill pay system. Begin to add a new company.

O'Fallon Hills Trustees  
PO Box 256  
O'Fallon, MO 63366

It's important that you note the address, block and lot number that is on your Assessment invoice to ensure your funds are properly applied.

Please do NOT pay with cash!!!

There is a \$50 fee for any returned checks.

## Clover Development

Work has officially started.

Construction for the new Clover Developments project has begun. As a reminder, crews will be using W. O'Fallon as the construction entrance.



## Housekeeping

### Changes to the trustees and reminders

A trustee position will be available this year! This is a 3-year term, and candidates must be property owners in our subdivision. We encourage interested residents to consider this opportunity to contribute to our community.

\*Interested residents must be current on assessments\*

This position will be voted on at the annual meeting which is held on 02/22/2025 date will be published on the website and newsletter.

## Decorating Contest Winners

Show some spirit, win some cash!



Congratulations to our Decorating Contest winners. The winners for Halloween were:

- 1<sup>st</sup>: 23 W. O'Fallon
- 2<sup>nd</sup>: 36 N. Kern
- 3<sup>rd</sup>: 8 W. O'Fallon

The winners for Christmas were:

- 1<sup>st</sup>: 28 N Kern
- 2<sup>nd</sup>: 30 N Kern
- 3<sup>rd</sup>: 7 N Lang

Each home was judged on Creativity, Originality, and effort.



## Community Events



At the start of the summer, we had our first neighborhood community event! Lots of our neighbors and families came out to Fort Zumwalt Park brought a side to share. The trustees provided Bandana's BBQ, some drinks and extra sides. More photos available via our website. If you have any to share, please email them to us!



## Current Trustees

Mary Jordan  
Kristen Ray  
Barry Smith  
Emily Grimminger, Secretary

## Contact Information

For any concerns or questions, please contact trustees via email at: [ofallonhillssubdivision@gmail.com](mailto:ofallonhillssubdivision@gmail.com)

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

County Resources:  
[www.sccmo.org](http://www.sccmo.org)

Animal Control  
636-949-7346

St. Charles County PD  
636-949-0809

As always, you can check our website and information board at the entrance for additional information.  
*We are not affiliated with any social media pages.*



# O'FALLON HILLS SUBDIVISION MEMO BOARD

Marge Fletcher  
<https://linktr.ee/fletcheravon>



LINKTREE  
Fletcher Avon | Twitter, Instagram, Facebook | Linktree



## Subway's Babysitting

**\$10.00 PER HOUR**  
• \$3.00 FOR EVERY CHILD  
ADDED

AVAILABILITY

WEEKENDS: 8AM-11PM  
4-9PM

(DIFFERENT/CUSTOM HOURS MAY  
BE AVAILABLE UPON REQUEST)

I AM A 14 YEAR OLD HIGH SCHOOL  
STUDENT WITH STRONG SKILLS. I ALSO  
HAVE MY OWN DEGREE BLACK BELT IN  
TAEKWONDO. I LOVE TO PLAY SPORTS,  
DO CRAFTS, COLOR/PAINI, AND MUCH  
MORE!

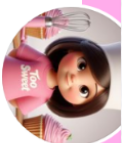
ABERESABABYSITTING@GMAIL.COM  
419-38-7916

**PET SITTING ALSO AVAILABLE!**



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22 friends

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Small engine, Heavy Equipment, Diesel, Marine Motorcycle, off-road,  
Harley Davidson.. you name it..



**Whisk Me Away**  
100 likes • 253 followers

**Intro**  
My name is Carly & I am following my childhood  
dream of being a baker!

- 1 Page · Bakery · Cupcake Shop
- 2 O'Fallon, MO, United States, Missouri
- 3 cctennady17@gmail.com
- 4 Not yet rated (2 Reviews)

Pos



**Aiden's Lawn Services**  
636-795-2727  
Mowing, trimming, weeding  
and more!

## ETHAN'S SERVICES

-Lawn mowing+ weed eating  
-Trash can cleaning  
-Gutter cleaning  
-Poop pickup  
supp who pick  
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Ethan Ray 636-515-5886

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O'Fallon, MO



**STL Tree Services, LLC**

**Intro**

Here at STL Tree Services LLC, we offer tree &  
stump removal, tree trimming and pruning,  
storm damage removal, land clearing, and other  
services. Please let us know if we can help you  
with any of your tree needs!

1 Page · Tree Cutting Service

100 South Shore Drive, St. Charles, MO,  
United States, Missouri

(636) 742-1800

Info@stltreeservices.com

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walterking989@hotmail.com



**Jason Walters**  
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**Intro**

- 1 Page · Automotive Repair Shop
- 2 616 Lakeside Plaza
- 3 (314) 503-4252
- 4 Jasonwaltersmotorsports@gmail.com
- 5 Jasonwaltersmotorsports.com
- 6 Rating · 5.0 (33 Reviews)

## YOUR NEXT PROJECT

Fill out the form, or call us to  
set up a free in-home consultation.

Brian Schieler  
bschieler@bsquaredinteriors.com  
(314) 486-5335

Brian Davis  
bdavis@bsquaredinteriors.com  
(636) 212-3304

Hours of operation  
Mon-Fri 7am- 9pm