



# OFallon Hills Subdivision June 2022 Newsletter

[WWW.OFALLONHILLSSUBDIVISION.ORG](http://WWW.OFALLONHILLSSUBDIVISION.ORG)

Annual assessments for each lot are \$50 due March 1<sup>st</sup> and cover January 1 through December 31 of current year. Lot assessments pay for the following:

- \*Maintenance of O'Fallon Hills sign & entrance area
- \*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

Seriously delinquent accounts that are over \$150 will be pursued by the community attorney and the resident will be responsible for all legal fees as well as delinquent balance. At the time of this mailing there are 102 lots (out of 475 lots) with outstanding balances totaling \$10,665 for assessments and accrued late fees.

In July 2021, 31 accounts were turned over to the attorney, in which 14 still have an outstanding

balance. Please note that if your account is turned over to attorney, you **MUST** contact the attorney for payment arrangements.

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

Trustees have looked into several online payment options, but the monthly & individual transactions fees are very high for the small number of online payments we would receive. If you are interested in paying online, check with your banking institution to see what option they offer for electronic payments.

Any questions regarding your assessments please email the trustees at:  
[OfallonHillsSubdivision@gmail.com](mailto:OfallonHillsSubdivision@gmail.com).

**Please mail assessments to:**  
**OFALLON HILLS TRUSTEES**  
**P.O. BOX 256**  
**OFALLON, MO 63366**

**Please include your name, property address with your**

**payment. If you prefer not to mail your payment due to ongoing postal system issues, please send an email to the trustees to make payment arrangements.**

**Please do NOT mail cash!!!**

Current Trustees:

LEANN STRATE  
MARY JORDAN  
BEN ALLEN

Secretary:

MICHELLE KINCAID

Call or text 314-550-1048

Email:

[OfallonHillsSubdivision@gmail.com](mailto:OfallonHillsSubdivision@gmail.com)

Website:

[OfallonHillsSubdivision.org](http://OfallonHillsSubdivision.org)

St. Charles County Police

636-949-3000

St. Charles Animal Control

636-949-7346

St. Charles County Website

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

## Improving your lot

Most permanent improvements to any lot in the community require the approval of the Board of Trustees prior to getting permits from St. Charles County. This approval ensures that the improvement falls within St. Charles County guidelines, doesn't distract from your neighbors safe, peaceful enjoyment of their property, and follows the Trust Indentures for O'Fallon Hills Subdivision guidelines. In addition, many improvements require approval of St. Charles County through permit process. If in doubt that an improvement needs approval, please verify the O'Fallon Hills Subdivision indentures and building restrictions on our website: [OfallonHillsSubdivision.org](http://OfallonHillsSubdivision.org)

You may submit your proposed lot improvement plans to trustees via email:  
[OfallonHillsSubdivision@gmail.com](mailto:OfallonHillsSubdivision@gmail.com)

Plans are discussed & approved at our monthly trustee meetings. After initial approval, then any necessary permits must be obtained & then final plans must be submitted back to trustees for final approval. Improvements made without approval or appropriate permits are subject to legal action by both the community and county. Save yourself the time, money and aggravation by checking our website first & contacting St. Charles County.

## CURRENT PROJECTS

-Bids & estimates are being obtained for additional street lighting. Certificates of Deposits

have been transferred to the money market account to pay for the expenses of the installation of new streetlights.

-The Trustees met with our St Charles County councilman in December about the issue of having fire hydrants installed in the subdivision. In April, the Trustees met with the members of the Neighborhood Improvement District for St Charles County (NID) regarding what was needed for this project. The timeline for a project of this size can take up to 2 years or longer. The Trustees were advised to contact PSWD#2 to obtain a preliminary bid. Once the contact information is obtained from NID, the Trustees will schedule a meeting with that group. Further information will be updated on the website, as it becomes available.

## FIREWORKS

Fireworks are ONLY allowed JULY 2-4 10 AM- 11:30 PM and DECEMBER 31<sup>ST</sup> FROM MIDNIGHT TO 1 AM (1 HOUR) in unincorporated St. Charles County. Fireworks outside of these times are illegal. Any complaints are to be submitted St. Charles County Police.

## GENERAL INFORMATION

-Please keep streets clear of parked vehicles during inclement weather, so St. Charles County highway department can clear our streets without obstruction.

Parking in yards is prohibited per St. Charles County regulations.

- Farm animals of any kind are NOT allowed.

- If you have complaints on property upkeep, please contact the Neighborhood Preservation Division office at 636-949-7346.

If you see dogs running loose without an owner or if you feel threatened by the animal, please contact St. Charles Animal Control at 636-949-7346. Per St. Charles County, these calls must be made by the residents & not the trustees.

## Lisa Mounce Restitution

Restitution payments received for 2022 total \$450. Due to Covid-19 pandemic closing many court buildings, some of her recent court hearings were postponed multiple times.

Since this is a state felony case, the trustees have no control over how much she pays or how often. You can follow her case #1611-CR01211-01 on Missouri Courts case.net

## HOLIDAY DECORATING CONTESTS

The trustees elected to start a Halloween decorating contest in 2021 due to the large number of homeowners decorating for Halloween. Winners are chosen by trustees. Trustees are not eligible. Anyone past due on assessments is NOT eligible for prize money. Reward money is hand delivered to winners for recognition for beautiful displays.

Beginning in 2022, anyone interested in participating in the contests must submit an entry to be eligible. Please check the website for more details.

## Community Garden Club

If anyone is interested in participating in a community garden club, please contact LeAnn Strate at 636-577-8544.