



O'Fallon Hills Subdivision January 2022 Newsletter

EMAIL: OFALLONHILLSSUBDIVISION@GMAIL.COM

WWW.OFALLONHILLSSUBDIVISION.ORG

Annual assessments for each lot are \$50 due March 1st 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. **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. Seriously delinquent

accounts can result in a lien against the property.

Any questions regarding your assessments please email the trustees at OfallonHillsSubdivision@gmail.com.

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

**Please include your name,
property address, block & lot #
with your payment.**

Community Garage Sale

The Board of Trustees has scheduled the annual garage sale for **Saturday, May 21, 2022.**

The annual Grace Hauling large trash pickup is scheduled for **Monday, May 23.**

Please check our website & check information board at entrance for additional information.

ANNUAL MEETING

Our 2022 annual HOA meeting is scheduled for Tuesday, February 22. It will be at Middendorf-Kredell library located at 2750 Hwy. K (next to Imo's). The meeting will be in room C & will start promptly at 6:30 pm.

Current Trustees:

LEANN STRATE
MARY JORDAN
BEN ALLEN

Secretary:

MICHELLE KINCAID

Call or text 314-550-1048

Email:

OfallonHillsSubdivision@gmail.com

Website:

OfallonHillsSubdivision.org

St. Charles County Police

636-949-3000

St. Charles Animal Control

636-949-7346

St. Charles County Website

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 HOA 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 Ofallon Hills Subdivision indentures and building restrictions on our website:

OfallonHillsSubdivision.org

You may submit your proposed lot improvement plans to trustees via email:

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 website first & contacting St. Charles County.

CURRENT PROJECTS

- Bids & estimates are being obtained for additional street lighting
- Contacting county councilman about what can be done about getting more fire hydrants installed.

FIREWORKS

Fireworks are ONLY allowed JULY 2-4 10 AM- 11:30 PM and DECEMBER 31st 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.

- Farm animals of any kind are NOT allowed.

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

Lisa Mounce Restitution
Restitution payments received for 2021 total \$1425 with \$42,879.63 still due. 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 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 was 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.

Halloween 2021 Winners

- 1st place \$100
20 King Circle
- 2nd place \$75
7 Cedar Circle
- 3rd place \$50
8 West O'Fallon Dr.

Christmas 2021 Winners

- 1st place \$100
39 North Kern
- 2nd place \$75
30 North Kern
- 3rd place \$50
6 East O'Fallon Dr.

Community Garden Club

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