



# O'Fallon Hills Subdivision June 2023 Newsletter

EMAIL: [OFALLONHILLSSUBDIVISION@GMAIL.COM](mailto:OFALLONHILLSSUBDIVISION@GMAIL.COM)

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

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

As of April 1, 2023, late fees of 8% have been added and 2nd notices are being mailed.

There are 136 lots with amounts due between \$50 and \$149 that have not paid as of 5/1/23.

There are 15 accounts that owe \$150 or more which will be turned over to the attorney for collections. The owner will be responsible for all legal fees as well as delinquent balances. Once the account is referred to the attorney you MUST contact the attorney for making payment arrangements.

Please be aware that selling/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.

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. Please do NOT mail cash!!**

Current Trustees:  
KRISTEN RAY  
MARY JORDAN  
BEN ALLEN  
Secretary: Donna Reed  
Email: [OfallonHillsSubdivision@gmail.com](mailto:OfallonHillsSubdivision@gmail.com)  
Website: [OfallonHillsSubdivision.org](http://OfallonHillsSubdivision.org)  
**IMPORTANT NUMBERS**

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)

## HOLIDAY DECORATING CONTESTS

Information regarding the Halloween and Christmas light decorating contests can be found on our website. Check the first of October and again the end of November.

**Lisa Mounce Restitution**  
Restitution payments received through 5/1/23 are \$300. 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

## 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 and contacting St. Charles County.

## 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 per the Subdivision Trust Indentures

- If you have complaints on property upkeep 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 contact St. Charles Animal Control at 636-949-7346. Per St. Charles County calls must be made by the residents & not the trustees.