



OFALLON HILLS SUBDIVISION

JANUARY 2023 NEWSLETTER

Current Trustees:

LEANN STRATE
MARY JORDAN
BEN ALLEN

Secretary:

This position is currently open. If interested please contact the Board of Trustees at the email listed below for more information

Email:

OfallonHillsSubdivision@gmail.com

Website:

OfallonHillsSubdivision.org

Other contact numbers:

St. Charles County Police
636-949-3000

St. Charles Animal Control
636-949-7346

Neighborhood Preservation Division office
636-949-7346

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. Lot assessments pay for the following:

- *Maintenance of O'Fallon Hills sign
- *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

Delinquent accounts that are over \$150 on May 1, 2023 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.

As of 12/31/22, out of 476 lots, there are 8 lots past due that owe over \$150, for a total of \$2618 and 67 lots owing between \$1-\$149, totalling \$4356 for a grand total of past due assessments of \$6974.00.

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.

Please mail assessments to:

OFALLON HILLS TRUSTEES
P.O. BOX 256
OFALLON, MO 63366

Please include your name and property address with your payment.

Please do NOT mail cash!!!

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

OPEN TRUSTEE POSITION

As of February 2023 there will be an opening for a member of the Board of Trustees. LeAnn Strate's position will be open and available to fill if anyone is interested.

Here are the requirements for being a Trustee:

- Must be a property owner and be current on assessments
- Must maintain and uphold the provisions outlined in the Trust indentures
- Approve plans for lot improvements
- Determine annual assessments and proceed with collection of delinquent accounts
- Maintain the quality of the Subdivision appearance
- This is VOLUNTEER position, no compensation given
- Criminal background required through St Charles County (fee is reimbursable)
- Must maintain confidentiality of records and sensitive Board business

NOMINATIONS AND VOTING WILL TAKE PLACE AT THE ANNUAL MEETING, FEB 27, 2023

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. Reward money is hand delivered to winners for recognition for beautiful displays.

2022 WINNERS

Halloween

1st place: 7 Cedar Ln

2nd place: 6 E O'Fallon Dr

3rd place: 36 N Kern

Christmas

1st place: 6 E O'Fallon Dr

2nd place: 30 N Kern

3rd place: 20 N Kern

Lisa Mounce Restitution

Restitution payments received for 2022 total \$1150.00. Due to Covid-19 pandemic closing many court buildings, many 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

New Street Lights

At past annual homeowners meetings it has been requested that additional street lights be added to aid in better lighting for school buses and students, dark streets and to help deter crime. The Board of Trustees submitted to Ameren a list of initial locations for lights to be installed. Cost and ease of installation along with the potential of adding additional lighting in the future where considered. After receiving initial estimates from Ameren the following locations have had new street lights added:

Oak Circle

2 - N. Lang

2 - S. Lang

S Kern @ Cottage Cir

Colgate Circle

N. Meadow @ King Cir

Pershing Circle

King Cir @ Queen Cir

Brockton Circle

ANNUAL SUBDIVISION

MEETING

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

MONDAY, FEBRUARY 27, 2023 @ 6:30 PM

Location:

St Charles County Library

2750 Hwy K

ROOM C

O'Fallon MO 63368

ANNUAL GARAGE SALE

AND

LARGE TRASH PICK UP

Garage Sale: Saturday, May 20, 2023

Large Trash Pick up: Mon, May 22, 2023

****Note: if you have questions regarding items that can be picked up, please contact Grace Hauling @ 636-398-8060**

GENERAL INFORMATION

-Please keep streets clear of parked vehicles during inclement weather so that St. Charles County Highway Dept. can clear our streets without obstruction.

-You are responsible for maintaining your lot all the way to the street edge. This includes cutting grass in any ditches and culverts on your property.

-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.

O'FALLON HILLS SUBDIVISION BLDG

RESTRICTIONS:

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

**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 & 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.