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## Welcome

Dear Neighbors,

As we reach the midpoint of the year, we are delighted to share the latest news and updates from our vibrant community. This edition of our newsletter highlights the events, achievements, and initiatives that have taken place over the past six months.

From neighborhood gatherings and improvement projects to important announcements and future plans, we aim to keep you informed and engaged. We hope you enjoy reading about the milestones we've achieved together and the exciting activities on the horizon. Thank you for being an integral part of our wonderful community!

## Annual Assessments

Annual assessments, due on March 1st each year, play a crucial role in maintaining and enhancing our community. Each household contributes \$50, which directly fund various essential services and improvements. These funds cover costs for street lighting and necessary insurance.

Beyond the basics, the collected assessments also support community engagement and enjoyment. They help finance contest winnings, providing fun and friendly competition for residents, and fund future events that bring everyone together. This annual

contribution not only sustains our community's infrastructure but also fosters a vibrant and connected neighborhood atmosphere.

## Clover Development

**Our new neighbors will be a senior community**

Construction for the new Clover Developments project is set to begin this July. The construction team will use W. O'Fallon Drive as the primary entrance for all construction activities. Upon completion, this entrance will also serve as the main access point to the development. This strategic decision aims to streamline traffic flow and ensure minimal disruption to our existing roadways.



This plan was thoroughly reviewed and approved by the Highway Department after a comprehensive traffic study was conducted. The O'Fallon City Council has also given its official approval, ensuring that all necessary measures are in place for a smooth and efficient construction process. The positive impact of Clover Developments on our community is highly anticipated, and we appreciate your patience and cooperation during the construction.

## Housekeeping

### Changes to the trustees and reminders

We are pleased to welcome Emily Gremminger as our new secretary. We also extend our heartfelt thanks to Donna Reed for her hard work and dedication in her previous role.

Looking ahead, a trustee position will become available in 2025. 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.

This position will be voted on at the annual meeting which is held in January or February each year. 2025 date will be published on the website and newsletter.

Additionally, please be reminded that St. Charles County enforces a grass height limit of 10 inches. Additionally, we ask that you mow all the way to the street. Keeping your lawn trimmed not only complies with county regulations but also helps maintain the neat appearance of our neighborhood.

## Annual Contests

### Show some spirit, win some cash!



Get ready to showcase your festive spirit in our annual Halloween and Christmas decorating contests! **To participate, residents must be current on their assessments.**

Halloween contest judging will take place no later than October 27<sup>th</sup>. For the Christmas contest, judging will take place no later than December 28<sup>th</sup>. These contests are a wonderful way to bring our community together and celebrate the holidays in style. We look

forward to seeing the creative and dazzling displays that make our neighborhood shine.



## Neighborhood Party

You're invited! We'll be having a BBQ on Sunday September 22<sup>nd</sup> from 12p-5p at Fort Zumwalt Park! There will be music, hot dogs, hamburgers, chips and games! Bring your favorite drink to share! Formal invitation to follow.

## Current Trustees

Mary Jordan  
Kristen Ray  
Barry Smith  
Emily Gremminger, 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  
WEEKDAYS DURING SCHOOL: 4-9PM  
(DIFFERENT/CUSTOM HOURS MAY BE AVAILABLE UPON REQUEST)

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

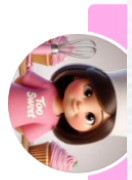
**PET SITTING ALSO AVAILABLE!**

ALBERTS BABYSITTING@GMAIL.COM  
618-38-7916



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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!

**Page** · Bakery · Cupcake Shop  
O'Fallon, MO, United States, Missouri  
cctennard17@gmail.com  
Not yet rated (2 Reviews)

### Premier Plumbing Solutions

Lawrence Kiswani  
Owner Lic. #P9419  
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Repair, Remodel, New Installation and General Service  
*10% off for senior citizens, first responders & veterans*  
O'Fallon, MO

### Aiden's Lawn Services

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Mowing, trimming, weeding and more!

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Trash can cleaning  
Gutter cleaning  
Poop pickup  
supp who pick

Message me for more information  
Ethan Ray 636-515-5886

### YOUR NEXT PROJECT

Fill out the form or call us to set up a free in-home consultation.  
Kaylee Ray 636-795-8249  
Message me for more information

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

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

Hours of operation  
Mon-Fri 7am-9pm



**Jason Walters Motorsports**  
456 likes • 520 followers

**Intro**  
**Page** · Automotive Repair Shop  
616 Lakeside Plaza  
(314) 503-4252  
jasonwaltersmotorsports@gmail.com  
jasonwaltersmotorsports.com  
Rating: 5.0 (33 Reviews)



**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!

**Page** · Tree Cutting Service  
100 South Shore Drive, St. Charles, MO, United States, Missouri  
(636) 742-1800  
Info@stltreeservices.com

### 1st Step Contracting

Interior/Exterior Construction Services

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President

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Cell (314) 677-0879  
walterking989@hotmail.com