



EMAIL: OFALLONHILLSSUBDIVISION@GMAIL.COM

# OFallon Hills Subdivision January 2021 Newsletter

WWW.OFALLONHILLSSUBDIVISION.ORG

## Annual Assessments

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
- \*Christmas decoration awards
- \*Bookkeeping and clerical services

In light of the Covid-19 pandemic late fees for 2020 year's dues were delayed from April 1<sup>st</sup> to June 1<sup>st</sup>. We will **NOT** be delaying the late fees in 2021, they will accrue on April 1<sup>st</sup> (8%) as stated in by-laws.

Seriously delinquent accounts will be pursued by the community attorney and the resident will be responsible for all legal fees as well as delinquent balance.

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.

There are currently 95 lots that are unpaid for 2020. There is \$15,814.13 in unpaid dues (including current & previous years, interest, & attorney fees).

If all assessments were paid in full, we will be closer to getting water lines reworked & fire hydrants installed. It cannot be done until ALL assessments including past dues & late fees are paid in full.

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***

### ANNUAL MEETING

Due to ongoing pandemic, we are unable to schedule a date & time for our annual meeting in February. **Please check our website & check information board at entrance for additional information.**

MICHELLE KINCAID, secretary  
314-550-1048  
LEANN STRATE  
MARY JORDAN  
ASHLEY HOOD  
(term ended Dec. 2020)

Anyone interested in becoming a trustee, please interested. All candidates will be listed on our website and information board. Applications submitted no later than February 28<sup>th</sup>. Only candidates will be considered.

Trustee job description:

Approving plans for improvement on lots, representing the subdivision as needed. If elected, the trustee will be responsible for all legal fees.

# 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 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. So save yourself the time, money and aggravation by checking website first & contacting St. Charles County.

## STORMWATER DRAINAGE

Roads and proper rainwater drainage throughout the community is maintained by St. Charles County. If you notice that blocked drainage pipes are causing excessive water to collect on your property, roads, or intersections, please contact them at 636-949-1914.

### Lisa Mounce Restitution

Restitution payments received for 2020 total \$425 with \$44,329.63 still due. Due to Covid-19 pandemic closing many court buildings, some of her recent court hearings were postponed multiple times.



### 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. Trustees continue to get complaints throughout the year about residents shooting fireworks outside the allowed times.

You are responsible to clean up any & all debris from your fireworks. Shooting fireworks in streets while people are driving through is unsafe for everyone. There should not be damage done to other people's properties due to misuse of fireworks.

license plate, time of day, closest intersection of repeat offenders

-Please keep school bus routes clear.

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

**- No parking at or within 10 feet of an intersection.**

- Please clean up after any yard waste in the street.

- Farm animals of any kind are NOT allowed.

**- Parking in your yard is illegal, per county regulations.**

**- If you or your guests must park on the street, please do NOT block driveways. Trustees are constantly getting complaints of cars parked in intersections & blocking driveways**

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

- Please report unlicensed or abandoned vehicles to the neighborhood email so we can have them removed.

### Attention Pet Owners:

We continue to get complaints of people not cleaning up after their dogs when they walk them and do their "business" in others yards.

## GENERAL INFORMATION

**-Speed limit is posted at 25MPH.** Contact St. Charles County police with make/model,

Please be considerate of your neighbors and pick up your dog's poop from other people's yards.

There are leash laws for pets in St. Charles County. They should not be allowed to roam, especially a neighbor's property. There is a fine involved if county animal control is called on an animal complaint & pet is picked up.



#### Motorcycles & Sports Cars

Please be considerate of others and not rev you engines and squall tires in the subdivision. We continue to get complaints about this.

#### **OFF ROAD VEHICLES**

All-terrain vehicles are not allowed on our streets. Please contact St. Charles County Police with any complaints



#### **Annual Christmas 2020 Decorating Contest Winners**

**1<sup>st</sup> place \$100**  
28 N. Kern  
**2<sup>nd</sup> place \$75**  
32 N. Kern  
**3<sup>rd</sup> place \$50**

6 E. O'Fallon Dr.

#### **Honorable mentions:**

11 N. Lang  
28 N. Meadow  
6 S. Meadow  
30 N. Kern  
5 E. Crestview  
7 Cedar Lane  
26 N. Kern  
2 Forrest Lane  
42 N. Lang

**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.**

#### **Contact Information:**

**Subdivision website:**  
[www.OfallonHillsSubdivision.org](http://www.OfallonHillsSubdivision.org)

**Subdivision email:**  
[OfallonHillsSubdivision@gmail.com](mailto:OfallonHillsSubdivision@gmail.com)

**County information**  
[www.sccmo.org](http://www.sccmo.org)

**Animal Control**  
636-949-7346

**St. Charles County Police**  
636-949-0809



#### Community Garage Sale

The Board of Trustees decided to delay the annual Community wide Garage Sale in 2020 from May to September due to Covid pandemic. We wanted our community members to be safe. We apologize to any residents this may have inconvenienced. Since we do not know what is going to happen with this covid pandemic, we will determine later this spring if we will resume having the annual garage sale & large trash pick up in May or postpone it to a later date. **Please check our website & check information board at entrance for additional information.**