



## OFALLON HILLS SUBDIVISION NEWSLETTER JANUARY 2024

### UPCOMING EVENTS ANNUAL SUBDIVISION MEETING

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

MONDAY, February 6, 2024 @ 6:00 PM

LOCATION: St Charles County Library 6 pm

2750 Hwy K, O'Fallon MO 63368 ROOM C

### ANNUAL GARAGE SALE AND LARGE TRASH PICK UP

- ☞ Garage Sale: Saturday, May 11, 2024
- ☞ Large Trash Pick-up: Mon, May 13, 2024

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



#### **Current Trustees:**

**KRISTEN RAY**  
**MARY JORDAN**

**BEN ALLEN**

#### **Secretary:**

**DONNA REED**

#### **Other contact numbers:**

**St. Charles County Police**  
**636-949-3000**

**St. Charles Animal Control**  
**636-949-7346**

**Neighborhood Preservation**  
**Division office**  
**636-949-7346**

For all general inquiries email [OfallonHillsSubdivision@gmail.com](mailto:OfallonHillsSubdivision@gmail.com)

For general info, visit our website at [OfallonHillsSubdivision.org](http://OfallonHillsSubdivision.org)

- *NOTE: The O'Fallon Hills Board of Trustees have no affiliations with any social media platforms.*

If you did not receive this newsletter via email, we do not have your email on file. please help us stay connected by emailing [OfallonHillsSubdivision@gmail.com](mailto:OfallonHillsSubdivision@gmail.com).

- *NOTE: Your email information will only used for official Subdivision business.*

### 2023 IN REVIEW HOLIDAY DECORATING CONTESTS

We can truly appreciate the effort and ingenuity that went into both the Halloween and Christmas displays this year. Big smiles and warmth are brought to the subdivision during the season by those who participated.

#### Halloween

1<sup>st</sup> place: 8 W O'Fallon Dr



2<sup>nd</sup> place: 36 N Kern

3<sup>rd</sup> place: 10 S Kern

#### Christmas

1<sup>st</sup> place: 30 N. Kern



2<sup>nd</sup> place: 32 N. Kern

3<sup>rd</sup> place: 7 N. Lang

## ANNUAL ASSESSMENTS DUE FOR 2024

Annual assessments for each lot are \$50 due March 1<sup>st</sup> and cover the period from January 1 through December 31 of the current year. Any past due assessment will be added.

Lot assessments pay for the following:

- ☞ Maintenance of O'Fallon Hills signage
- ☞ 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, 2024, 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 via Cash or Money Order.

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.

## 2023 ASSESSMENT UPDATE

Past Due Range	# of Lots Past Due	\$ Amount Past Due
over \$150	10	\$5,610
between \$1-\$149	91	\$2,909
<b>TOTAL PAST DUE</b>	<b>101</b>	<b>\$8,519</b>

### E-Assessment

If you wish to sign up to receive your Assessment via email, please our website at [www.OfallonHillsSubdivision.org](http://www.OfallonHillsSubdivision.org) to submit the e-assessment form.

### Online Bill Pay

If you would like to have your bank to send the check on your behalf, you can set us up as a payee. You simply log in to your bank account, go to your online bill pay system. Begin to add a new company.

O'Fallon Hills Trustees  
PO Box 256  
O'Fallon, MO 63366

It's important that you note the address, block and lot number that is on your Assessment invoice to ensure your funds are properly applied.

Please do NOT pay with cash!!!

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

## 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.

## LISA MOUNCE RESTITUTION UPDATE:

- ☞ Restitution payments received for 2023 total \$1070.00. 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

## BUILDING 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](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 & 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.

**BEN ALLEN'S TRUSTEE POSITION  
WILL BE OPEN AS OF FEBRUARY 2024  
NOMINATIONS AND VOTING  
WILL TAKE PLACE AT THE ANNUAL MEETING**

**TRUSTEE POSITION DESCRIPTION**

To maintain and uphold the provisions outlined in the Trust. Approve plans for improvements on lots (houses, outbuildings, fences, decks, pools etc.), determine annual assessments, proceed with collection of said assessments as outlined in the Trust, maintain the quality of the appearance of the subdivision and represent the subdivision, as needed. Must maintain confidentiality with regards to subdivision business and lot owners. The Trustee position is a voluntary position. No compensation is received for serving on the Board.

Requirements: Must be a lot owner of O'Fallon Hills subdivision and be current on annual assessments and must be willing and able to attend at least one meeting per month, along with the Annual Subdivision meeting. The position is for a 3-year period. Trustee must also provide a criminal background check completed by St Charles County (fee is reimbursable).

If you are interested in joining as a trustee, please reach out to [OfallonHillsSubdivision@gmail.com](mailto:OfallonHillsSubdivision@gmail.com) stating your interest in becoming a trustee and one or more of our current trustees will reach out to you to discuss the opportunity to see if it is a good fit for you.

Please include the following:

- Name
- Address
- Phone number
- Best way to contact you.
- Reason you would be a good fit as a trustee.