

St. Charles Hills Subdivision

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Attention: Subdivision Meeting: April 19th @ 6:00pm

Location: Jefferson Intermediate School – Cafeteria

Greetings and Salutations from the St. Charles Hills Trustees! For those of you who are new to the subdivision, welcome! We are glad you are here. For those who have lived here for many years, thank you for making this your community of choice.

2022 was an eventful year for our subdivision as there has been a lot of movement in the housing market. We said goodbye to some of the neighbors we loved and hello to new ones. The trustees are excited to see rehabilitation happening on some properties, knowing we still have a lot of room for improvement. The trustees are responsible for the visual appearance of the neighborhood and preserving property values. As such, a primary responsibility last year was personally inspecting homes before they closed to ensure they meet certain criteria. We asked that all fence lines be cleared of weeds and brush and that there were no low-hanging limbs from trees hanging over houses. We also asked that houses present overall curb appeal.

We know there are many investors purchasing properties in our subdivision and doing quick flips. In some cases, we tried to ensure they did the work they promised before they sold a property. There are 1,160 homes in our subdivision and only three trustees. As you can imagine, we received a lot of requests.

Thank you for paying your subdivision assessment!

The trustees have been actively pursuing homeowners who refuse to pay their subdivision dues. Our management company, in conjunction with our subdivision attorney, helped bring many homeowners current. Please note that St. Charles Hills Subdivision is a not-for-profit legal entity, and the very low annual rate of \$50 helps pay for electricity for our streetlights, maintenance for our common grounds, signage, liability insurance and our subdivision manager. Please keep in mind the subdivision trustees are not compensated—we are volunteers. We do this work because we care deeply about the people who live in our neighborhood. \$50 a year is roughly \$4.17 a month. Your timely payment will ensure we are able to maintain our beautiful subdivision.

Block Party

We held the first inaugural block party on June 25th at Fleet Park. Rick Pinkston of Woodson BBQ made the meats. Trustees and others brought side dishes and desserts. The trustees also brought in two petting zoos with pony rides. The event was a raving success even with the 95+ degree temperatures. We would like to plan this event again in 2023 with a tentative date of June 24th. If you are interested in volunteering (music, games, food) or would like to help to plan this event, please contact the trustees at the email or phone number listed above. We would love your ideas for how to make the event even more exciting.

Subdivision Meeting: April 19th – 6:00pm @ Jefferson Intermediate School Cafeteria

Please mark your calendars to attend the subdivision meeting. We would like to discuss challenges we are facing with our common ground parks. We would like to form a park committee who can come up with ideas and solutions to collapsing drains, sink holes, broken equipment, and overgrown brush. We have also invited the St. Charles County Police Department to attend to discuss what we can do to preserve the safety of our community. April showers not only bring May flowers, but we also tend to see an uptick in petty crime, thefts and property damage. Feel free to bring your questions and concerns for an open dialogue. The trustees will provide beverages and homemade snacks. This meeting is a lot of fun because we get to connect with neighbors both new and old. Bring your ideas for how to increase connections across the subdivision for more fun activities.

Property Maintenance

St. Charles County makes periodic assessments of properties and sends out notices to comply. Here are a couple of things to keep in mind about your property:

- Yard Waste: Please don't blow leaves in the street or down the storm drains. It causes problems with the utility system. Remember, you own the tree and therefore the leaves. Please don't give them to others.
- Renters: If you rent to others, please check on your property to ensure it is up to code and inform your renters of their obligations to maintain curb appeal. Curb appeal starts with the owner. This includes (but is not limited to) torn screens blowing in the wind, trash carts sitting at curbs for extended periods of time, and noise control. Please utilize background checks and references.
- Please don't speed in the subdivision. Many streets do not have sidewalks and we have an abundance of adults and children who walk and ride bicycles throughout. Please keep them safe!
- Please maintain your fence line on both sides. There are many properties that abut common grounds that are unseemly. Please make a positive contribution to the property values of our subdivision.
- There are specific rules around derelict vehicles, work trucks, trailers, and boats. If you have questions, please refer to the website: <https://www.sccmo.org/234/Property-Maintenance-Code>.

Common Grounds

St. Charles Hills Subdivision has 8 common ground parks located on central streets: Fleet, Ipswich, Janton, Orton, Essex, Lyme, St. Albans, and Ehlmann. Some of the parks have equipment and others do not. We invest heavily in groundskeeping so that adults and children can enjoy them. In 2022, we spent \$7,455 to clear brush from the creek line at Fleet Park and would like to do similar work this year. We are also in desperate need of new equipment (swings, park benches, etc.) due to age and vandalism.

When visiting our parks, please be responsible for your pets. We ask that you abide by local leash laws and clean up after them. The trustees continue to be concerned about dumping in our common ground areas. The accumulation of trash and debris is disturbing. Please do not dump waste in our common grounds! If you see someone dumping, please contact the trustees so we can address the situation. This includes yard waste. If you see criminal activity, please contact the St. Charles County Police.

We would like to schedule several park clean-up days this year. Please call or email us to volunteer. A big deterrent to crime would be the focused removal of brush around the creeks. A lot of volunteers will minimize the amount of elbow grease. Let's make our community stronger by bonding together toward a common goal.

Subdivision Garage Sales

Our subdivision garage sales will take place on May 20th and October 21st. Please prepare accordingly. The trustees will place signs at least 2 weeks before the sales and place ads in local newspapers.

Responsible Pet Ownership

We have received numerous complaints over the past year about barking dogs, loose dogs, and neighbors who do not clean up after their pets. If you have a dog, please clean up their waste weekly so your yard does not become a nuisance to your neighbors. Also, please do not dump pet waste in the common grounds.

Open Trustee Position

Saint Charles Hills subdivision is a legal entity run by a small group of trustees. These volunteers not only work with residents to maintain the beauty of the subdivision, they also work with our management company to collect dues, pay for electricity, sewer, and any other issues that arise. It is a big job! If you are interested in the position, please contact the trustees by phone or email. Our current indentures have guidelines for voting, and we hope to have another meeting this year to approve candidates.

Volunteers Needed

- Welcome Wagon: Send a welcome package to new residents.
- Garden Club to beautify common ground parks and Golfway monument.

Yours respectfully,

The Trustees of St. Charles Hills

March, 2023