

**St. Charles Hills Subdivision Meeting**  
**2025-03-04**  
**Agenda and Meeting Notes**

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**6:15pm**    **Greeted neighbors and handed out financials. 27 attendees.**

**6:30pm**    **Introduction of the Trustees: Margaret, Cathy, Paul.**  
(The Website manager, Bob, was absent.)

**Report on the positive improvements since the last meeting:**

- Subdivision phone was transitioned from AT&T to Google Voice, reducing the cost from \$1,558 to \$540 (saving: \$1,018).
- Fleet Park Repairs – Pictures on the website.
- Success of Subdivision BBQ – Should we do that again?
- Lyme Park – Vegetation clean-up started behind the 2800 block.
- Janton Park – Deteriorating tree removed.
- Ipswich Park – Repair of storm drain.

**6:45pm**    **Code Enforcement – Todd Goldman & Jim Vieth**

- Todd Goldman gave a lengthy presentation titled "Community Development". He discussed property maintenance codes in detail and took questions from the audience.
- There were 4,200 cases in St. Charles County in 2024 with 125 from St. Charles Hills Subdivision.
- Missouri law allows jurisdictions to allow greater than state minimums. Bills turn into ordinances and Building and Code enforces property maintenance codes.
- St. Charles County is very diverse with farming, agriculture and other zoned areas.
- Code Enforcement mainly enforce exterior property maintenance violations.
- They look for: structural damage, cars jacked up, fences deteriorating and broken stairs.
- Evidence for violations can be legally obtained by 'right of way'. This means anywhere a regular neighbor can walk. Code Enforcement has to abide by certain rules to hand-off to the courts to review the evidence.
- The prosecutor will not prosecute 'evidence' like holding an iPhone over a fence to take a picture. They cannot look over or through a privacy fence and cannot use a drone to take pictures. They can look at evidence like an image taken from a plain view from an adjacent balcony.
- Courts don't use evidence from private citizens.
- They collect an 'administrative warrant'.
- Who is responsible for fixing code violations? Anyone with a form of control over the property.

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- How long does someone have to fix violations?
  - The time it takes to correct a violation depends on the type of violation being addressed. Usually for 30 days. Unlicensed cars and grass are 15 days. Painting is 30 days. The owner gets a warning first.
- There are resources for people who need help.
- Citations for rental homes go to the owner and the tenant.
- A neighbor asked if complaints could be 'un-anonymous'. Code Enforcement responded that council members were getting feedback from people afraid to complain.
- The inspector's name is at the bottom of the violation. Communication is key. If a neighbor receives a code violation, please contact the inspector to work out arrangements or get more time.
- If the violation is not addressed, the neighbor will receive a citation to appear in court. They must appear in St. Charles County municipal court. A ruling will occur with possible fines. Even if you pay the fine and do not correct the violation, they will come out and cite you again. This can go up to \$1,000. Every time the citation goes out, it doubles and is cumulative.
- Failure to appear will result in the judge issuing a warrant for your arrest.
- The Sheriff will most likely not come out to arrest you, but if you get pulled over, you might get arrested. This can happen at the airport while traveling as well.
- How do inspectors qualify for their role?
  - They are certified through the (ICC) International Code Council. Certified under property maintenance, the SAFE coalition and the AACE.
- Cars, boats and RV's: a car sitting in a driveway forever is not illegal if it's operable and has current license plates and is in compliance with codes. It cannot be on dirt or grass.
- Violations on the street versus the driveway: police handle cars in the street and Code Enforcement handles cars in the driveway.
- St. Charles Hills subdivision has a grandfather clause for boats/RV's there before 2010. Contact planning and zoning for questions/assistance.
- St. Charles has no violations for blocking someone's mailbox. Blocking driveways is a police violation. If someone is blocking your mailbox, the police will come out and ask them to move the vehicle.
- Civil issues between neighbors – danger or a tree falling on someone's house. The County can only make it uninhabitable. They do not want to kick people out of their house.

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- When neighbors don't agree on who owns the fence.
  - This is a civil issue, but the County will issue a citation to both neighbors. The County encourages people to take it down and see how the case proceeds.
- When neighbors make too much noise, or their lighting is too bright: Police come out to address noise and light complaints.
- Is it illegal for a neighbor to point a camera at someone's house?
  - It is not. In most cases the cameras capture areas that can be viewed from the public view.
- Is it illegal to run a business out of a home?
  - This depends on the type of business and other factors.
  - There is a scrap business selling scrap and Code Enforcement can only address it if the privacy fence is down.
- Recreational equipment or trailers cannot exceed 24 feet in length.
- Please visit the Property Maintenance complaint website and click the link to submit complaints.  
[Code Enforcement/Property Maintenance Complaints | St Charles County, MO - Official Website](#)

**7:15pm    Officer Birdsong – St. Charles County Police Community Liaison**

- Officer Birdsong attends all HOA meetings in the county; 35 a year.
- He reports back to the different divisions.
- Violent crime throughout the county is down 61%.
- Property crime is down 28%.
- The reason it is going down is the criminal task force is looking at areas getting hit. The negative aspect is we are so close to the highways. We get a lot of transient traffic.
- There were 78 police reports and 300 calls for service.
- Out of the 78 police reports, 22 were self-initiated by the officer. (Ex: traffic stops, etc.)
- There are 1,159 homes in St. Charles Hills Subdivision, and it is the largest subdivision in St. Charles County.
- St. Charles County Police added 8 officers so there are now 200 officers for St. Charles County.
- There is a pro-active engagement unit.
- There are 3-4 entrances to our subdivision and the police have issued a lot more tickets than in years past. We are sitting at 4,000 citations.

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- Office Birdsong is helping lead the Community Engagement 'walk and talks'. They like to attend the subdivision BBQ and build relationships before the 911 call.
- Scammers are actively trying to take advantage of neighbors. They pretend to be investors asking for money or bond for a family member. They spoof a name and number and have spoofed the number for the St. Charles County Sheriff.
  - During tax season, do not be fooled by "IRS calls". They IRS will never call people and ask for money.
  - Storm damage. Out of state contractors will come in and want large sums of money – do not fall for these scams. Please check with the Better Business Bureau.
  - Car maintenance. When you drop a vehicle at a mechanic, there is an international group of scammers using magnetic devices to steal the key fob and then steal cars from the mechanic.
  - 2 factor authentication. If a business asks for a routing number, make sure the transaction is legit. People are handing over the title to a car and find out they have received a bogus cashier's check. It is a better practice to go to the person's bank and meet them and have the check issued there in person.
- Be aware of your surroundings while you are out getting gas. Practice situational awareness. There are psychiatric hospitals and jails close by. Do not sit in your car with your phone in your face for any period of time. You could make yourself a victim. Someone could roll up on you and hurt you.
- Porch Pirates. If you are going out of town, have a neighbor grab your package. Pirates are following Amazon trucks to see what they are delivering and stealing them, especially phones from AT&T.
- If you get a Ring, Chime, or other surveillance system, please notify the police that you have it, so when a call/crime comes in or there is a burglary, the officers can come by and get footage.
- Vacation. Officers will do a free vacation check 2 times a day if you notify them you are going out of town. You can log that on the SCCMO page. [Extra Patrol/Vacation Check Request Form](#)
- This is your subdivision. You know who belongs here. Do not hesitate to call 911 if you see something that is not right. If you see something, say something.
- Do not leave garage doors open.
- The St. Charles County Police now have heat-seeking drones to find people who go missing or help with other police issues.
- The Citizen Police Academy is training citizens to fight crime.
- Traffic enforcement is the biggest complaint in the subdivision. If you are concerned, please contact a Trustee and they will contact Officer Birdsong. We have school zones nearby. We could set up school zone speeders.

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**7:30pm**      **Trustees took Questions on Budget or other suggestions/comments.**

- Neighbors were invited to apply for two (2) open Trustee positions, or volunteer for committees such as Garden Club, Park Improvement, and Trash Collection.

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**The Trustees would like to thank everyone who attended the Meeting.**

We are proud to live in St. Charles Hills and want to do everything within our power to make this a community of choice. Please get out and meet your neighbors — both new and old — to form strong relationships and a stronger community. Please reach out if you are interested in getting involved or volunteering your time.

**Trustees:** Margaret, Cathy, and Paul