

St. Charles Hills Subdivision

www.saintcharleshills.org

trustees@saintcharleshills.org

P.O. Box 1296 St. Charles, MO 63302

636.724.7221

NOTICE: Subdivision meeting May 21, 10:00am-12:00pm

Location: Jefferson Intermediate Café

Greetings and Salutations from your trustees. We especially want to welcome our newest neighbors. We look forward to getting to know you. The past few years have brought new sets of challenges but we are doing what we can to rise above them. It is our responsibility to keep the subdivision maintained so that everyone is glad to call it home. We would like to ask everyone to do their part to keep the neighborhood maintained. Please remove excess trash, overgrown weeds and shrubs, mold, and anything that would mar the exterior of your home.

One of the most unpleasant tasks we do is pursuing those who refuse to pay the \$50 assessment fee. It is impossible to budget when our neighbors don't pay. We have one of the lowest fees in St. Charles and kindly ask you to consider the future of our beautiful neighborhood. Our fees cover street lights (they will be turned off if we cannot pay the bills), common ground maintenance, administrative fees (our property management company) and many other things. 2021 was especially difficult because we needed to replace storm drains and we did not have enough money in our account. We feel it is very unfortunate to pursue our neighbors for these fees but we cannot operate the subdivision without them. We are a legal entity so no; we cannot simply dissolve.

The best news from last year is that our indentures passed. This was an 8-year long process that involved many meetings and many hours of donated time. Thank you to all the residents who helped stuff envelopes, who read and re-read the copy and who showed up to vote. Once these have been recorded with St. Charles County, we will post notification on our website. Don't forget to contact the trustees if you would like to pursue a privacy fence (but not before the recording is complete). Please don't assume you are grandfathered in because you currently have a privacy fence.

We would like to keep the lines of communication open. We have considered purchasing a communication board that would be placed at the Golfway entrance. We also share updates on our website and on the Nextdoor community app when needed. If you are new to the subdivision and have questions, please feel free to call us or send an email. We will respond as quickly as possible. Please note: the trustees have full-time jobs and you may not receive a call until the evening or the next business day.

For those who own a house in the subdivision but do not live here, please keep us apprised of your current mailing address. It is also important to inform your tenants of the subdivision rules so as to be respectful to your neighbors. Please conduct research on your tenants so as to alleviate stress for both you and the people who live next to them.

Please be respectful of our common ground parks. It is your responsibility to maintain the fence line (both sides) to keep it clear of excessive shrubs, trash and debris. Please do not dump anything behind your fence in the common grounds. Not trash, yard waste, or old, used machinery. Please treat the common grounds as if they were your own. They belong to all of us and many children use them regularly. Please clean up after your pet.

Pets are a blessing but dogs that bark excessively are a nuisance to your neighbors. So also is a yard full of waste. Please be respectful. Our trees are also a blessing but those gumballs are a hazard. Please keep your yard free of them so no one sprains an ankle or worse. We have many neighbors in wheelchairs or motorized carts who peruse our streets. Let's keep them clean to the best of our ability. Remember, it is illegal to dump yard waste into sewers and storm drains because it clogs them and can cause serious issues.

The subdivision garage sale is May 14th. We hope many people participate this year. And mark your calendars for October 8th (the Fall garage sale)

If you are considering changing your trash hauling company, you may want to call both Republic Services and Grace hauling. Both accept 2 free bulk pickups per month and cost around \$40 quarterly. You need to call in advance and mention "St. Charles Hills Subdivision" to receive special, adjusted rates. Aspen also offers a rate of \$67.00 quarterly and a low flat rate for bulk pickups. The trash companies also offer yard waste and tree limb removal on request.

Are you an event planner? Would you like to plan a festivity at a park or a block party? We would love to bring our neighbors together to facilitate stronger community. Please contact us if you would like to volunteer and watch the website for more information.

We also have a need for volunteers to be a trustee for the subdivision.

Do you have a green thumb? Volunteers are needed to beautify the entrance.

Are you handy? We could use your special skills to fix playground equipment. Some of the swingsets were replaced but they are being destroyed by the users. Also, if you see people destroying the equipment, ask them to stop or contact the authorities.

We would like to host a park clean-up date. Please let us know if you are interested in a tangible way to make our community even more beautiful.

Respectfully,

The Trustees,

Cathy Ganahl
Margaret Wolfinbarger
Jennifer Dohack