

St. Charles Hills Subdivision

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Attention: Subdivision Meeting: February 24 – 6:00pm

Location: Jefferson Intermediate School – Cafeteria

Greetings and Salutations from the Trustees of Saint Charles Hills! We'd like to invite all of you to attend the Annual Subdivision Meeting on *Tuesday, February 24, 2026 at 6PM* -- Jefferson Intermediate Cafeteria(2660 Zumbuhl Road). It's going to be a Pizza Party this year so bring an appetite too!

First, we want to welcome everyone to the subdivision. If this is your first newsletter, we are so glad that you decided to make St. Charles Hills your home. For all you seasoned pros, we are grateful for you as well. This community is a special place, and we hope it will be for many generations to come.

The trustees have responsibility for governance of the subdivision which is a not-for-profit entity. We manage eight common ground parks(50+ acres) and work with a management company to keep everything humming along. Currently, there are three trustees for the 1,159 homes within our boundaries.

Subdivision Finances

The trustees continue to work with attorneys at Martin, Leyhe, Stuckmeyer to collect unpaid assessments. This does not bring us pleasure, but is necessary to keep the subdivision solvent. As a result, we're ending the year in good financial condition – collections are \$112K, so far. For assessments, please remember that there is a monthly fee of \$15 plus interest for late payments. We do this only to ensure that we are able to meet our financial obligations. Visit the website for more information on what your subdivision assessment covers. We will provide detailed financials at the annual meeting or by request via email beginning in February, 2026.

Home Improvements or Alterations

For those neighbors who want to make updates to their properties, please review the indentures and if applicable, complete the HOA Architectural and Landscape form on the subdivision website. You can submit the form to our email address or via mail. Remember, do not begin construction prior to approval. This includes building a fence, shed, or any other structure. Please ensure your assessment fee has been paid or your request to make alterations may be denied.

Property Maintenance, Neighborhood, etc.

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 our neighborhood:

- Yard Waste: Please do not blow leaves, sweetgum balls, etc. in the street or down the storm drains. This causes major problems with the utility system. Remember, you own the tree and therefore, the leaves. Also, DO NOT place yard waste in the common grounds. Violators will be prosecuted.
- Fencelines: Maintain your fencelines on both sides. Paint/stain fences and remove weeds, overgrowth, etc. There are definitely some properties that abut the common grounds that are in need of some TLC. Please make a positive contribution to the property values of our subdivision.
- Rentals: 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 it 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.
- Address Changes: Report any updates/changes in contact information. It continues to be a major challenge/undertaking to maintain accurate names, addresses, etc for our homeowners. Please assist.
- Speeding: Please don't speed in the subdivision. Many streets do not have sidewalks and we have a considerable amount of adults and children playing, walking, and riding bicycles. Please keep them safe!
- ATV, UTV, 49CC, etc: Remember, a valid drivers license is required to operate these vehicles on public roadways. If you are a licensed driver, please drive responsibly. Noise and close-calls have been ongoing concerns. Also, these vehicles are definitely not allowed in our common grounds. Violators will be prosecuted.
- There are specific rules around derelict vehicles, work trucks, trailers and boats. If you have questions, please visit this website: <https://www.sccmo.org/234/Property-Maintenance-Code>.

Landlords

We kindly ask that you give a copy of the indentures to your tenants. We ask that all homes be in compliance with the subdivision rules. We have had struggles with tenants maintaining the yard or fenceline or even notifying landlords of tree limbs on houses (which can cause substantial damage if there is a storm). It is important that our renters maintain the curb appeal of our subdivision. If a landlord does not live locally, please hire a property management company to help maintain the property's value. Also, don't forget to inform your renters that they are part of an association so as to avoid misunderstandings. Your renters are welcome to attend subdivision BBQ's and other social events. Lastly, "Short-term Rentals" (e.g. AirBNB, Vrbo, etc) are not allowed in St. Charles Hills Subdivision.

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 alike can enjoy them. In Fleet Park, the full-court basketball surface was sealed & striped, the geodesic dome was repaired, 15+ trees were removed, and a significant amount of brush has been cleared from the creekbed. In Ipswich Park, the county landscaped and filled a huge gulley with tons of boulders. Toddler swings were replaced in Orton, Janton, and Essex. The merry-go-round in Janton was repaired and painted. Watch the website for the latest pics and if you're willing to lend a hand, let us know. As always, help us keep our parks safe, clean, and in good operating order by reporting any questionable activity or adverse conditions. If you see someone dumping, even yard waste, contact the trustees so we can address the situation. For criminal activity, contact the St. Charles County Police. Also, we will continue to update park equipment in 2026 and would appreciate care and consideration as you utilize these common grounds.

Subdivision Garage Sales

Our subdivision garage sales will take place on May 9th and October 10th. We encourage everyone to participate. If you're planning a multi-family street sale, please let us know in advance. The trustees will place signs at least 2 weeks before the sales and place local ads.

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 obey local leash laws and do not dump pet waste in the common grounds or in the storm drains. One of the most important things you can do as a pet owner is take responsibility for your four-legged friends. We are seeing owners who leave dogs in yards and unleashed with the result being they attack others who walk by. Please help make St. Charles Hills a safe place for people and pets.

Block Party

Sadly, we didn't have an annual block party at Fleet Park in 2025. It's our intention to have this picnic every year but unforeseen life circumstances and challenges derailed our original plans. In 2026, let's definitely get back on-track. We'd love it if everyone would share their thoughts, ideas, and time so that we can make it a real must-have, save-the-date, neighborhood tradition. In the past, there's been a petting zoo, games, BBQ. Keep your eyes-peeled for yard signs and posts on the website, social media, etc.

The Hills Need You – Trustee Positions!!!

In 2024, a vote passed to increase the number of trustees from three-to-five. Currently, there are two open positions. If you're one of the few, the proud, the... please contact the trustees by December 31, 2025. If there are candidates, we will hold a vote and hopefully have five trustees in 2026.

Finally, we value this community and our neighbors. Each of us creates community – be it good or not-so-good. Be the neighbor you would want to live next to you. Be kind. Be patient. Help those who can't help themselves. And in so doing, we all benefit and become a beautiful neighborhood. See all of you on February 24th!