

HERMITAGE HILLS SUBDIVISION

BOARD OF TRUSTEES: Donny Amos, Lynn Daugherty, John Linsenbardt, Aline Rogers
P.O. Box 426, Fenton, MO 63026 ▪ hhtrustees@hermitagehills.net ▪ www.hermitagehills.net

Trustees Newsletter October 2010

Volume 1, Issue 1

NEW BOARD OF TRUSTEES

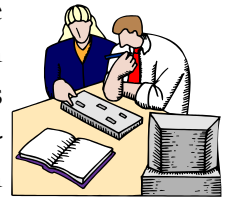


As you may know, a subdivision trustee election meeting was held on August 11, 2010 in accordance with the procedural methods dictated in the Hermitage Hills subdivision indentures. Lot owners were notified by certified letters of this election which took place at the Springdale Fire Department on Springdale Blvd. in Fenton, Missouri. We, the four new trustees (Donny Amos, Lynn Daugherty, John Linsenbardt, Aline Rogers) were elected at this meeting and have been assured by Lester Stuckmeyer, Jr., Attorney-at-law, hired by the election organizing committee, that the election was legal and valid and that we have full authority to make decisions related to Hermitage Hills subdivision. We would like to thank those who voted for us and promise to do our best to build your confidence and trust as we establish an effective and functional subdivision association. Because the subdivision association has been inactive for some time, there are many issues that currently need to be addressed and we will work to prioritize them as we strive to improve the condition of our subdivision community. Your patience and cooperation during this time of transition is greatly appreciated.



ACTIONS TAKEN

Since the election, six trustee meetings have taken place in which we discussed the steps needed to move forward, including collecting prior subdivision records, updating lot owner information, assessment billing, establishing effective communication between the trustees and lot owners/residents of Hermitage Hills, and reviewing our current indentures to evaluate changes necessary to address the current needs of the subdivision. The prior trustee, Mr. Steve Buehler, attended two of the meetings and has cooperated in releasing subdivision records that will greatly assist us in moving forward. In addition, a new post office box has been acquired for the subdivision; a new subdivision bank account has been established; lot owner and assessment address information has been updated with the use of a plat map, Jefferson County records and other sources; a website for the subdivision (www.hermitagehills.net) has been developed which will be published very soon; and an e-mail address for the trustees (hhtrustees@hermitagehills.net) has been activated by which we can be contacted with any questions or concerns you may have. It is our intention to keep you informed of subdivision matters through the website, e-mail, quarterly newsletters, and other written communication when necessary.



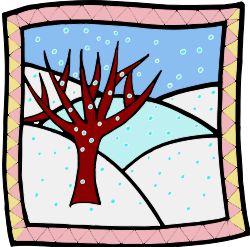
Trustees Newsletter

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2010 ASSESSMENT BILLING



Because there is a very small amount of funds available, it is necessary for us to collect assessment fees before we can address any needs of the subdivision that require funding; therefore, the first assessment billing is scheduled to be mailed out in a few weeks. This assessment fee will be for the 2010 year only and calculated in accordance with the current indentures of "\$.65 per front foot". This assessment fee will be due by December 31, 2010. Any unbilled and past due lot assessments from prior years will be thoroughly reviewed and addressed in the coming year.



We realize this 2010 billing is going out late in the year, however, with winter nearly upon us and the possibility of snow and ice on the roads, we need to purchase salt and cinders for the roads to help with traveling in and out of the subdivision. Because of the current overall poor condition of the roads in the subdivision as well as the expense involved, there will be very limited snow plowing again this year. However, it is our hope that everyone who is able to do so will pay the assessment fee as soon as possible or at least by the due date, so that we can purchase the salt, cinders and services needed to cover the entrance roads and steep hills throughout the subdivision.

HOW TO CONTACT US

We can be contacted by e-mail at: hhtrustees@hermitagehills.net or by regular mail at P.O. Box 426, Fenton, Missouri, 63026.

WEBSITE

www.hermitagehills.net

YOU CAN BE PART OF THE SOLUTION!

In the next few months, an amendment petition will be circulated door to door to every home in the subdivision to try and secure the currently required 80% support of lot owners to make some necessary changes to the subdivision indentures. The original indentures were written in 1965 and these proposed changes will allow us (trustees and lot owners) to function more freely and quickly in matters relating to the current needs of the subdivision. These proposed changes are outlined on the enclosed sheet.



Please review these amendment changes carefully so that you will be familiar with them when someone comes to your door with the petition. Your signature on the amendment petition signifies approval of all of the proposed changes.

We will need assistance in the circulation of this petition and will be soliciting help from anyone in the subdivision who can volunteer their time in taking the petition door-to-door to collect signatures. Please contact us if you would like to help and let us know the best way and time to contact you. More details will be provided when they are available.



E-MAIL COMMUNICATION

If you would like to receive future newsletters and other information by e-mail, please submit your name, home street address or lot no. and your e-mail address to our trustee e-mail address. Thank you.