Sunny Brook Farm Newsletter

June 2013

WHAT’S NEW?

City & Village Tax Office

We are pleased to announce that we have an HOA Management company, City & Village Tax Office, to handle all our subdivision assessment needs. City & Village Tax Office is open 7:30 a.m. to 4:00 p.m. Monday through Friday and can be reached at

314-739-4800. Any questions relating to liens on your property, annual assessments, or delinquent HOA dues can be directed to City & Village Tax Office.

COMING SOON!

A subdivision website & e-mail address

We are in the process of developing a website where the trustees can post updates to keep the homeowners informed of current indentures, allow access to forms, and general information. Additionally, we have developed a subdivision e-mail address to link you to the current trustees so our homeowners will have a way to post suggestions, requests or compliancy complaints. Once the testing is completed on both the website and the e-mail address we will send out another newsletter with that information.

Sunny Brook Farm is under new leadership!

The new members of your neighborhood trustees are: Dianne Beiter, Christina Sanderson, Lisa Eckert and Matt Tosh.

Get involved for the good of the subdivision!

Remember to sweep in front of your home and throw away the cinders left behind by the snow plows. Don’t leave your grass clippings in the street to be washed away by the rain and straight into our sewer pipes.

Its items like these that cause big issues to our drainage system over time!

Street Lights, Property Insurance, Lawn Service, Snow Removal and Street Repair

These are luxury items that are not often thought of by the homeowner but are necessary for the safety of the residents and visitors. But this comes at a cost that is the HOA’s responsibility. On average per year we spend about $1300 on lawn service, $400 on property insurance, $1000-$3000 on snow removal and a whopping $3900 on street lights. Not to mention the ongoing cost of the street repairs. With half our collected budget spent on day-to-day expenses as outlined here, it doesn’t leave much in the budget to spend on other needed repairs to maintain our property value as a whole.

Did you know?

Our subdivision is 21 years old and as you can imagine there are always ongoing needed repairs to maintain problem areas. One problem area in particular is a collapsed sewer pipe and sewer drain on Sunny Brook Court that is in need of extensive and very expensive repairs. Bids are currently being collected and the cost to repair the sewer pipe is nothing less than $32,000, assuming there’s no further unforeseen damage. Our HOA is responsible for the expense to maintain and repair structural damage to our subdivision and streets that occurs over time.

A Special Assessment is in GREAT NEED!

Our HOA account does not have the funds to handle repairs of such magnitude and getting a loan for the repairs is out of the question. This leaves your trustees no other choice but to consider a “special assessment” to raise the necessary funds to repair the problem areas. More information on the special assessment will be shared as it is available.