

Sunny Brook Farm Newsletter

www.sunnybrookfarmshoa.com

August 2013

WHAT'S NEW?

Voluntarily Annexing with Arnold

During the July 18, 2013 meeting, resident, Ric Armbruster spoke in reference to an Annexation of Sunny Brook Farms to the City of Arnold without the trustee's prior knowledge.

After speaking with a representative at City Hall, we were told our subdivision would be required to "meet their standards" before they would pass a partition to annex our subdivision. We will look into this matter further once we have all the repairs to the storm water runoff completed. We ask for your patience while we get through one hurdle before tackling another.

Special Assessment Updates

Thank you to those residents who were able to make it to the meeting on July 18, 2013 and for the returned ballots that was due back the night of the meeting in order to count. We're pleased to see that the homeowner's understand the importance of keeping up with the necessary subdivision repairs to maintain the property value of our neighborhood.

Out of 86 eligible voters, we received 31 ballots (26 yes's/5 no's) making the proposed \$360 special assessment pass with 83% of the votes collected.

City & Village Tax Office will mail statements to each homeowner. If you do not receive your statement in the mail, we encourage you to contact them to make arrangements for payment. Special assessments are subject to late fees, penalties, interest and the cost of liens filed upon the individual lot if payments are not made by the designated due date.

City & Village Tax Office

Any questions relating to liens on your property, annual assessment dues, special assessment fees, or delinquent HOA dues can be directed to City & Village Tax Office by calling 314-739-4800, Monday-Friday 7:30 AM - 4:00 PM

Indentures Amendment

Trustee, Dianne Beiter, has been visiting each homeowner who has not turned in their ballot to have our current indentures amended. The amendment will allow Sunny Brook Farm's HOA to borrow a simple interest loan from a financial institute for necessary repairs without the need to wait for all funds to be collected from special assessments. Historically, in 2010 it took up to 12 months or more to collect all the funds when we had the \$450 special assessment to repair our streets and unfortunately, there are still resident's today that owe those fees. As you see, this amendment to our indentures is very important to the future needs of our subdivision. If you haven't voted yet, please visit our website for a ballot form. Without 75% of "yes" votes, we cannot move forward on the repairs to the runoff pipe. **Note:** not passing the indenture amendment does NOT eliminate the special assessment fee of \$360 that passed. All it will mean is the work cannot begin until we have ALL the funds available in our HOA account.

Curb Appeal

Let's work together to give our subdivision a nicer curb appeal for everyone to enjoy! It takes a group effort to maintain our neighborhood.

You can help by

1. *storing trash cans and debris in your garage until your designated trash day
2. pick up any litter on the ground and place it in a nearby trash receptacle

*Violators will begin to receive notices and a \$10 per day fine will begin to accumulate if the problem persists and until the issue is resolved as outlined in the indentures. If you do not have a copy of the indentures, visit our website to view or print a copy for your records.

REMINDER: No parking on streets!

Please remember there is no long term or overnight parking on our streets. Parking on the streets poses a safety issue for our children when playing outside.