

## **Sunny Brook Farms Homeowners Newsletter**

### **October 2013**

**Collapsed sewer project:** Project completed September 30<sup>th</sup>, 2013.

Spencer Contracting Company Construction Bid **\$33,850.00**

\*Additional expenses to project **\$ 990.00**

Construction balance **\$34,840.00**

\*\* Loan amount **\$32,000.00**

\*\*\*Subdivision checking account debited **\$ 2,840.00**

**Total construction amount \$34,840.00**

\*Two change of orders were required to be added to the construction proposal:

1. The initial thought was the need to replace only one-half the load bearing tie wall to gain access to the sewer pipe line. In order to provide effective support to the yard-- bringing the load bearing wall close to its original length was required. Cost: \$710.00.
2. On Sunny Glen cul-de-sac, a new man hole top plate was needed due to the poor condition of the concrete. Cost: \$280.00. This was brought to our attention a couple weeks ago.

\*\*The special assessment of \$32,000 remains unchanged and is the final amount. Our special assessment is our collateral for our loan amount of \$32,000.00.

\*\*\* The construction amount of \$1,850.00 over our special assessment/loan amount plus the additional expenses of \$990.00 equals the amount debited from our checking account. \$2,840.00.

Special assessment payments collected thru City and Village:

**August \$6,200.00**

**September \$8,600.00**

**Total amount collected to date: \$15,000.00**

Thank you again homeowners in helping make the completion of this project successful!

**Annexation:** A trustees meeting was held concerning the interest of homeowners to be annexed into the City of Arnold. We initiated setting up a plan of action. The guidelines that will be required from the trustees in pursuing the annexation were discussed. To assure complete and accurate information is given, your patience is appreciated. Contacting the Arnold City Council to assist us in being knowledgeable in their laws and regulations is our next step. We feel it is imperative for each homeowner to be aware of all aspects of this process.

#### **Other projects in progress around the neighborhood:**

**Signs, signs and more signs:** We are replacing the vandalized stop sign at Kleinschmidt and Sunny Brook Drive. There are two street name plates missing as well: Sun Tide and Brook Ridge. You will be seeing the new signage up within the next week.

**Street repairs:** We are addressing the need to repair the hole in the concrete pad at the top of the hill near Kleinschmidt and Sunny Brook Drive.

**Tree service:** In the common ground area between Sun Tide and Sunny Brook Drive-- a homeowner brought to our attention, a tree was leaning heavily over their fence. Upon inspection of this tree it was also discovered that the base of the trunk had a significant crack in it. Bids were pursued. It was trimmed down close to the base of the trunk. Cost \$650.00 for the tree removal to DeClue and Sons.

**Street lights:** Several homeowners are requesting to have additional street lights added to our subdivision to address safety issues. We have met with Ameren UE to install additional street lights. We are asking for your help identifying areas of concern. The light post will be on a monthly rental basis. Each additional light will cost \$19.00 a month plus the cost of the electricity used. There is not a cost to the subdivision for the installation of the poles themselves.

**Pictures from around the subdivision:** Time to be updating our web site soon with new pictures from around the neighborhood. Come back soon to take a look!

**Bids for snow removal:** With winter soon upon us, it is time for us to pursue bids for snow removal. If you know of, or own a company that would be interested in providing us with a bid, please forward your interest to our web site [www.sunnybrookfarmshoa.com](http://www.sunnybrookfarmshoa.com).

**Cinders verses salt:** Which would you prefer to be used on our streets this winter? The use of salt chemicals is costly and harder on concrete roads. The use of cinders is effective and cheaper. The clean up is time consuming, and it tends to clog up the rain water sewer lines. Feel free to send us your opinion to our web site [www.sunnybrookfarmshoa.com](http://www.sunnybrookfarmshoa.com)

**Comments and suggestions:** If you have questions, or there is a topic you would like to see us add to the newsletters, please forward them to our web site [www.sunnybrookfarmshoa.com](http://www.sunnybrookfarmshoa.com).