

Sunny Brook Farm Newsletter

www.sunnybrookfarmshoa.com

November - December 2013

WHAT'S NEW?

Subdivision Group Rates Available on Trash Pickup!

The heavy trucks from all the different trash companies that come through our subdivision each week has certainly taken its toll on the structure of our streets. American Eagle Waste Industry is offering subdivision group rates for trash pickup; recycling and yard waste if ALL of the homeowners switch over to them. Below is a reflection of their everyday rates. Group rates will apply once they have everyone's business. To sign up, call 314-631-8381.

Trash Service:

- Once-A-Week \$16 per month
- 96 gal trash can rental \$3 per month
- Recycling \$6 per month
- 65 gal recycling can FREE with service

Yard Waste

- Month-to-month \$14 per month
- Year-round \$11 per month

Year End Review

The trustees plan to have a subdivision meeting in early 2014 to touch base with the residents and to discuss the financials. We hope to increase participation at these meetings as they are meant for the residents to have an opportunity to bring questions, concerns and suggestions forward as well as the trustees share updates about the subdivision. Signs will be posted at the beginning of each entrance once we have secured a date, time and location.

Street Repair

We have received several bids to repair a hole in the street where Sunny Brook Dr and Kleinschmidt Rd comes together. At this time, we have decided to patch the hole with blacktop rather than spending \$2,400 to replace the concrete slabs.

City & Village Tax Office

Reminder, any special assessments not paid in full by November 15, 2013 are considered outstanding and will accrue interest penalties and liens filed on the property. 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

UPDATES

Subdivision Loan Repayment

The amount of the loan for repairs to the subdivision was \$32,000 with a repayment term of 18 months. As of Oct 31, 2013 CVTO has collected \$20,930 in special assessment dues.

Voluntary Annexing with Arnold

The trustees arranged for someone in the Arnold Public Works department to visit our subdivision and assess its current condition. The Arnold Public Works dept will forward their findings to the City Administrator who in turn will contact Trustee, Dianne to discuss their assessment and recommendations for meeting the City of Arnold's codes and regulations. We are told that 100% of favorable votes from all homeowners (not occupants) are required before annexation would pass. There are pro's and con's surrounding annexing and the trustees are still gathering the facts and hope to have them available soon. We will post all the details on the website as the information becomes available. Please check the website often for updates.

Snow Removal

As the cooler weather sets in, we can't help but be reminded of what will soon follow. And since snow removal is one of the bigger expenses to our HOA, our goal is to request and compare bids before the need is upon us. Please remember to be mindful on snow days to remove your vehicle from streets to allow the snow plows to do their job.