

# Sunny Brook Farm Newsletter

www.sunnybrookfarmshoa.com

January 2014

## **WHAT'S NEW?**

### Year End Review

Our subdivision has been under new management since February 2013 and a lot has been accomplished. We are looking into scheduling a subdivision meeting in early 2014. This meeting will allow us to discuss the financials, updates to the subdivision projects and other topics as needed.

In the past, these meetings have been attended by the same residents each year. Our goal is to increase participation and hope to see some new faces. The success of our subdivision is a joint effort and your questions, concerns and suggestions are important to the overall growth of our community.

Signs will be posted at the beginning of each entrance once we have secured a date, time and location.

## **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 November 25, 2013, CVTO has collected \$24,380 in special assessment installments. We have 15 homeowners who still owe either one or all three of the special assessment installments and have now been charged with late fees and penalties adding up to \$6,000 owed to our HOA. ***Please make your payments to the special assessment balance that you owe. Your amount will continue to increase as it accrues penalty charges on unpaid balances.***

### Voluntary Annexing with Arnold

There are pro's and con's surrounding annexing and the trustees are still gathering the facts and hope to have them available to share with all of you if we can get the City of Arnold to meet with us. We will post all the details on the website as the information becomes available. Please check the website often for updates.

### City & Village Tax Office

Reminder, all special assessments that were not paid in full by November 15, 2013 were considered delinquent as of November 16, 2013.

In December 2013, CVTO mailed statements to those delinquent residents along with added late fees and penalties. Liens on the delinquent properties will be filed in January 2014 and the cost of lien fees will be added to the balance the homeowner currently owes.

**No exceptions will be made to waive late fees, penalties or lien fees.**

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

### Delinquent Homeowners

To date, CVTO has been able to recover \$700 of past dues (2006-2013), leaving \$9,358 to yet to be collected from 10 homeowners!

For those residents that owe hundreds of dollars and for the other residents who owes several thousands of dollars to the subdivision for past dues, you are financially hurting the welfare of our subdivision by not paying your portion. ***Do what's right and make a conscious effort to make payments to CVTO to pay down your debt.***

### Street Repair

Bids to repair a hole in the street where Sunny Brook Dr and Kleinschmidt Rd come together will cost \$2,400, which our HOA funds cannot support at this time. We have elected to patch the hole with blacktop at a fraction of the cost but we were unable to make that happen before winter. We will address the street repair in the Spring once we have more funds available to spend improving our community.

### Snow Removal

Snow removal is a big expense to our subdivision and hits our HOA account hard during the winter months. In December 2013 the cost to remove the snow was \$2,295 and I'm sure January will exceed this amount.