

Sunny Brook Farm Newsletter

April 2014

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Annexation with the City of Arnold

Check your mail for the pre-annexation voting ballots. The facts about annexation that was provided was so you can make an informed decision when you cast your vote.

Please note that your vote is due by the 21st of April and is necessary in order for us to move forward onto the next step with the City of Arnold. They require a "yes" vote from 100% or the residents, including those who live in our subdivision and are not affiliated with Sunnybrook Farms.

Pre-Annexation Fact Recap

PROS to annexing

1. The City of Arnold will take over street repairs and snow removal
2. 911 calls will be routed to City of Arnold instead of the Jefferson County Sheriff's department
3. Trash removal
4. Annual assessment dues could decrease in the future
5. Discounted membership rate to the Arnold Recreation Center.

CONS to annexing

1. Our Real Estate and Personal Property tax is currently at 6.8692% and will increase by .397% per year = 7.2662%
 - a. Use the Valuation figure of your home and autos, divide by, 100 x .397%. This will give you the amount your real estate or personal property tax will increase by, per year.
(20,000 / 100 x .397% = **\$79.40**)
2. Annual HOA dues of \$200 will still be necessary to cover costs that the City of Arnold will not cover if we're annexed.

Based on the facts above, the benefits of our subdivision becoming annexed will outweigh the minimal tax increase in the long run. Just knowing two of our subdivision's bigger expenses (street repairs & snow plowing) will no longer be maintained by our HOA funds is a huge benefit in its self. We ask that you seriously consider annexation with the City of Arnold and mail in your votes by April 21st.

Common Ground Maintenance

We are currently acquiring bids for the maintenance on the public common ground areas for the 2014 budget year. The front entrance will continue to be maintained on a biweekly schedule in this fiscal year. Going forward, we will re-evaluate the finances in the future to consider reinstating common ground service to the other areas of the subdivision for next summer. We apologize to those residents that this temporary change affects.

Delinquent Homeowners

City and Village Tax Office is working with attorneys to pursue collections from eight homeowners who owe between \$900.00 and \$3,200.00 of past assessments.

Collection letters from the attorney has been sent out in March allowing them until April 14 to make payment or the attorney will file the official lawsuit on those residents with excessive unpaid assessments.

Cinders on the streets

As a reminder to all the residents, please do not sweep the excess cinders into the sewers. This can cause issues to our drainage system and costly repairs.

Fire Lanes and parking on the street

Due to several concerns about some of the parking on the streets, we have been working with the Rock Community Fire District Marshall to evaluate our streets and hydrant locations to establish fire lanes. Some of the parking on the streets may interfere with emergency vehicles trying to gain access to our homes and it needs to be addressed. The last thing anyone wants is the unthinkable to happen because our local emergency vehicles cannot gain access to some of the areas of the subdivision. Stay tuned for more updates after we receive the Fire Marshalls report.