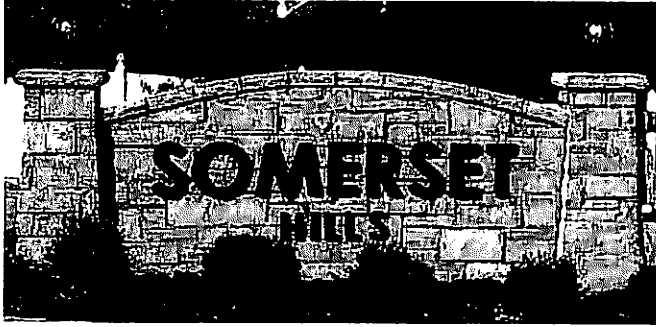


Somerset Hills Homeowners Association



Debbie Bruns (314) 602-8530

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Web: <http://www.angelfire.com/on4/somerset hills/>
Facebook: search "Somerset Hills Subdivision" or
email Tami Kramer <tamikramer@kw.com>

NOTICE OF ANNUAL MEETING OF LOT OWNERS

Notice is hereby given that the twenty-second annual meeting of the Lot Owners of Somerset Hills Subdivision, St. Charles County, Missouri, will be held on **Monday May 3rd, 2021**.

The meeting will be held at **Castlio Elementary, 1020 Dingleline Rd, St Charles, MO 63304**. We have reserved the cafeteria. Entry is at the main entrance then the cafeteria is straight ahead. The meeting will begin at **7:00 p.m.** and conclude no later than 8:30 p.m. **Masks are required.**

The purpose of the meeting is to discuss old and new business properly brought before the Board of Trustees. One resident will be elected to fill the expiring board position for a three (3) year term on the Board of Trustees. The new term will expire at the end of the annual meeting in 2024.

Nominations will be taken from the floor and voting will be by written ballot with each lot being represented by one (1) vote. A proxy ballot will be available to any homeowner that is unable to attend the meeting.

Committee members are desired to help plan subdivision garage sales, block parties, and neighborhood social events. Stay tuned for updates on the garage sale and subdivision picnic in the fall.

Respectfully,

The Trustees of Somerset Hills

PROXY BALLOT - 2021 TRUSTEE ELECTION

I _____, being a lot owner of Somerset Hills and in good standing, do hereby assign my vote to (check one):

____ Another homeowner (Name _____) or ____ Current Trustee

Per Article II Paragraph 3 of the Indenture, each owner shall be entitled to one vote for each full lot owned by him/her, and such vote may be cast in person, or by proxy with respect to the election of a successor Trustee.

This proxy ballot will be used only if homeowner is unable to attend the annual meeting in May.

Signature _____ Name _____

Address _____ Lot # _____ Telephone _____

We must receive completed forms by Saturday May 1st, 2021 - Return to Somerset Hills Homeowners Association, 865 Rambling Pine Dr, St. Charles, MO 63303

Income

	Projected 2021	Through 12/31/2020	Through 12/31/2019	Through 12/31/2018	Through 12/31/2017	Through 12/31/2016	Through 12/31/2015	Through 12/31/2014
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Assessments	\$15,000	\$14,672	\$15,540	\$15,840	\$15,480	\$15,740	\$15,580	\$12,520
Interest (\$ accrued)	\$175	\$247	\$926	\$461	\$47	\$59	\$58	\$100

TOTAL	\$15,175	\$14,919	\$16,466	\$16,301	\$15,527	\$15,799	\$15,638	\$12,620
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Expenses/Estimates

Water	\$100	\$83	\$111	\$148	\$188	\$181	\$176	\$174
Electricity	\$300	\$293	\$323	\$355	\$361	\$352	\$354	\$342
Beautification (lawn care, tree removal, monument, etc.)	\$20,000	\$7,040	\$4,729	\$21,210	\$5,015	\$5,716	\$4,200	\$5,575
Liability Insurance	\$1,500	\$1,011	\$806	\$1,857	\$1,857	\$1,857	\$2,301	\$1,943
Legal Fees (including liens, recording)	\$350	\$0	\$0	\$0	\$0	\$0	\$0	\$350
Office Supplies & Copies	\$500	\$565	\$226	\$331	\$0	\$93	\$537	\$550
Miscellaneous (including postage)	\$200	\$138	\$110	\$224	\$22	\$113	\$250	\$250
Garage Sale	\$250	\$0	\$206	\$45	\$217	\$0	\$0	\$86
Annual Meeting	\$100	\$0	\$212	\$229	\$0	\$0	\$0	\$0
Picnic	\$250	\$129	\$29	\$0	\$0	\$0	\$0	\$0

TOTAL	\$23,550	\$9,260	\$6,751	\$24,398	\$7,659	\$8,311	\$7,818	\$9,270
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Surplus/Shortfall	-\$8,375	\$5,660	\$9,715	-\$8,098	\$7,868	\$7,488	\$7,820	\$3,350
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Account Summary

Carrollton Bank Money Market (\$63,144 as of 03/31/2021)	\$54,680	\$63,114	\$53,282	\$49,336	\$21,752	\$21,704	\$21,672	\$21,570
US Bank Checking (\$15,984 as of 03/31/2021)	\$2,000	\$1,940	\$6,867	\$1,098	\$37,102	\$29,124	\$21,480	\$12,987

TOTAL	\$56,680	\$65,055	\$60,149	\$50,434	\$58,854	\$50,829	\$43,152	\$34,557
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Common Concerns of Somerset Hills Subdivision

- 1) **CONCERN:** Yard signs
SOLUTION: Only for-sale signs are allowed by the indentures. All other signs and advertisements are prohibited. If a contractor leaves a sign, please remove within 24 hours. Political signs are protected speech by the US Constitution and are therefore exempt from this rule but please remove after election day.
- 2) **CONCERN:** Vehicles requiring commercial licenses, trailers, RVs, and boats
SOLUTION: These vehicles can only be parked on the street for 24 hours within any 7 day period. Afterward, they must be garaged or parked behind a privacy fence at least 6 feet high which must also be approved.
- 3) **CONCERN:** Trash cans left in front of house all week make the neighborhood look "trashy"
SIMPLE SOLUTION: Store trash cans inside garage or on side of house.
- 4) **CONCERN:** Retaining walls falling apart
SIMPLE SOLUTION: Monitor condition of walls on your property and take action as needed.
- 5) **CONCERN:** Speeding in subdivision
SIMPLE SOLUTION: Drive slowly through Somerset Hills and remind your family and friends as well.
- 6) **CONCERN:** Dogs outside barking early morning and late at night
SIMPLE SOLUTION: Respect your neighbors and bring your dogs inside if they bark during quiet hours.
- 7) **CONCERN:** Bright exterior lights shine in windows
SIMPLE SOLUTION: Point lights away from windows, set timers or motion sensors.

*Thanks for pitching in to help keep our neighborhood
beautiful and enjoyable for all residents!!*