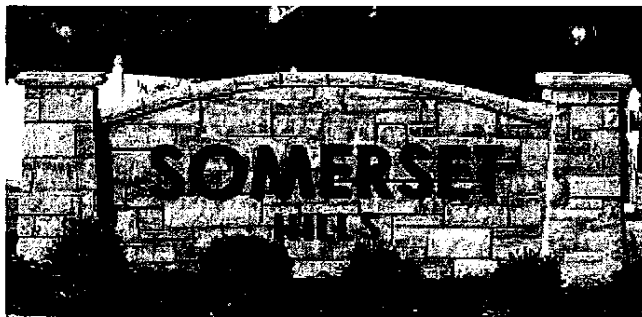


# Somerset Hills Homeowners Association



Debbie Bruns (314) 602-8530

Eric Turcotte (618) 581-9505

Tami Kramer (314) 973-6938

**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 9th, 2022.**

The meeting will be held at **Castlio Elementary, 1020 Dingledine 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.

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 2025.

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

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## PROXY BALLOT - 2022 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 the homeowner is unable to attend the annual meeting in May.

Signature \_\_\_\_\_ Name \_\_\_\_\_

Address \_\_\_\_\_ Lot # \_\_\_\_\_ Telephone \_\_\_\_\_

We must receive completed forms by Saturday May 7th, 2022 - Return to Somerset Hills Homeowners Association, 865 Rambling Pine Dr, St. Charles, MO 63303

**Income**

	2022	Projected Through 12/31/2021	Through 12/31/2020	Through 12/31/2019	Through 12/31/2018	Through 12/31/2017	Through 12/31/2016	Through 12/31/2015
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Assessments (\$15,463 collected as of 04/01/2022)	\$15,800	\$15,920	\$14,672	\$15,540	\$15,840	\$15,480	\$15,740	\$15,580
Interest (\$47 accrued as of 04/01/2022)	\$200	\$190	\$281	\$926	\$461	\$47	\$59	\$58

<b>TOTAL</b>	<b>\$16,000</b>	<b>\$16,110</b>	<b>\$14,953</b>	<b>\$16,466</b>	<b>\$16,301</b>	<b>\$15,527</b>	<b>\$15,799</b>	<b>\$15,638</b>
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**Expenses/Estimates**

Water	\$125	\$110	\$101	\$111	\$148	\$188	\$181	\$176
Electricity	\$400	\$354	\$362	\$323	\$355	\$361	\$352	\$354
Beautification (lawn care, tree removal, monument, etc.)	\$20,000	\$5,392	\$7,624	\$4,729	\$21,210	\$5,015	\$5,716	\$4,200
Liability Insurance	\$1,200	\$1,129	\$1,011	\$806	\$1,857	\$1,857	\$1,857	\$2,301
Legal Fees (including liens, recording)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Supplies & Copies	\$500	\$275	\$745	\$226	\$331	\$0	\$93	\$537
Miscellaneous (including postage)	\$200	\$124	\$174	\$110	\$224	\$22	\$113	\$250
Garage Sale	\$250	\$0	\$178	\$206	\$45	\$217	\$0	\$0
Annual Meeting	\$250	\$57	\$0	\$212	\$229	\$0	\$0	\$0
Picnic	\$250	\$0	\$129	\$29	\$0	\$0	\$0	\$0

<b>TOTAL</b>	<b>\$23,175</b>	<b>\$7,441</b>	<b>\$10,325</b>	<b>\$6,751</b>	<b>\$24,398</b>	<b>\$7,659</b>	<b>\$8,311</b>	<b>\$7,818</b>
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<b>Surplus/Shortfall</b>	<b>-\$7,175</b>	<b>\$8,669</b>	<b>\$4,628</b>	<b>\$9,715</b>	<b>-\$8,098</b>	<b>\$7,868</b>	<b>\$7,488</b>	<b>\$7,820</b>
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**Account Summary**

Carrollton Bank Money Market (\$63,351 as of 04/01/2022)	\$64,271	\$63,304	\$63,114	\$53,282	\$49,336	\$21,752	\$21,704	\$21,672
US Bank Checking (\$8,359 as of 04/01/2022)	\$2,000	\$10,142	\$1,940	\$6,867	\$1,098	\$37,102	\$29,124	\$21,480
<b>TOTAL</b>	<b>\$66,271</b>	<b>\$73,446</b>	<b>\$65,055</b>	<b>\$60,149</b>	<b>\$50,434</b>	<b>\$58,854</b>	<b>\$50,829</b>	<b>\$43,152</b>

A decorative border of black silhouettes of leaves and flowers surrounds the central text area.

## ANNUAL HOA MEETING

Monday May 9th at 7PM  
Castlio Elementary School cafeteria  
Pizza will be served!!

## SOMERSET HILLS BLOCK PARTY

Saturday June 25th  
Food trucks, DJ, games  
Flyer to come!!

## SOMERSET HILLS GARAGE SALE

Saturday September 24  
7AM—12PM

Please RSVP to Tami Kramer 314-973-6938 to  
participate. Maps & advertising provided.  
Flyer to come!!