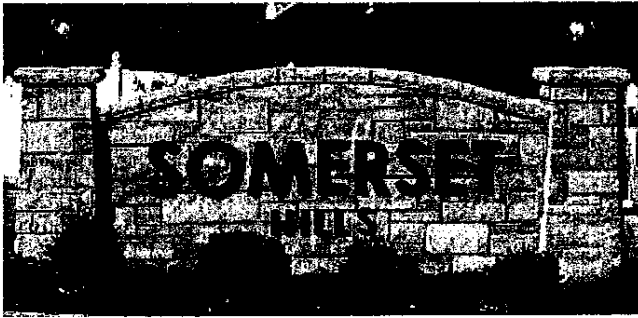


# Somerset Hills Homeowners Association



Debbie Bruns (314) 602-8530  
Eric Turcotte (618) 581-9505  
Tami Kramer (314) 973-6938

Web: <http://www.angelfire.com/on4/somersethills/>  
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 1st, 2023**.

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.**

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 2026.

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 - 2023 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 April 29th, 2022

Return to Somerset Hills Homeowners Association, 865 Rambling Pine Dr, St. Charles, MO 63303

**Income**

	Projected 2023	Through 12/31/2022	Through 12/31/2021	Through 12/31/2020	Through 12/31/2019	Through 12/31/2018	Through 12/31/2017	Through 12/31/2016
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Assessments (\$15,015 collected as of 04/01/2023)	\$15,600	\$15,463	\$15,920	\$14,672	\$15,540	\$15,840	\$15,480	\$15,740
Interest (\$366 accrued as of 04/01/2023)	\$1,800	\$571	\$190	\$281	\$926	\$461	\$47	\$59

<b>TOTAL</b>	<b>\$17,400</b>	<b>\$16,035</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>
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**Expenses/Estimates**

Water	\$125	\$113	\$110	\$101	\$111	\$148	\$188	\$181
Electricity	\$400	\$390	\$354	\$362	\$323	\$355	\$361	\$352
Beautification (lawn care, tree removal, monument, etc.)	\$10,000	\$22,116	\$5,392	\$7,624	\$4,729	\$21,210	\$5,015	\$5,716
Liability Insurance	\$1,500	\$1,194	\$1,129	\$1,011	\$806	\$1,857	\$1,857	\$1,857
Legal Fees (including liens, recording)	\$1,000	\$827	\$0	\$0	\$0	\$0	\$0	\$0
Office Supplies & Copies	\$250	\$240	\$275	\$745	\$226	\$331	\$0	\$93
Miscellaneous (including postage)	\$300	\$590	\$124	\$174	\$110	\$224	\$22	\$113
Garage Sale	\$250	\$178	\$0	\$178	\$206	\$45	\$217	\$0
Annual Meeting	\$250	\$172	\$57	\$0	\$212	\$229	\$0	\$0
Block Party/Picnic	\$1,000	\$703	\$0	\$129	\$29	\$0	\$0	\$0

<b>TOTAL</b>	<b>\$15,075</b>	<b>\$26,522</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>
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**Surplus/Shortfall**

	<b>\$2,325</b>	<b>-\$10,487</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>
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**Account Summary**

Carrollton Bank Money Market (\$62,111 as of 04/01/2023)	\$63,283	\$61,745	\$63,304	\$63,114	\$53,282	\$49,336	\$21,752	\$21,704
US Bank Checking (\$12,513 as of 04/01/2023)	\$2,000	\$1,213	\$10,142	\$1,940	\$6,867	\$1,098	\$37,102	\$29,124
<b>TOTAL</b>	<b>\$65,283</b>	<b>\$62,958</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>

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

# ANNUAL HOA MEETING

Monday May 1st at 7PM  
Castlio Elementary School cafeteria  
Pizza will be served!!

## SOMERSET HILLS BLOCK PARTY

Saturday September 9th  
Food trucks, DJ, games.  
Flyer to come!!

## SOMERSET HILLS GARAGE SALE

Saturday September 30th  
7AM—12PM

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