



Rolling Hills Country Club Park including The Meadows and Rustic Valley

Newsletter

October 2018

Subdivision Dues

Our subdivision dues will be \$350 for 2019. Your assessment invoice accompanied this newsletter. Assessments are due and payable by January 1, 2019.

There are additional payment options for our annual dues. You can now use your credit or debit card to make payments. The payment portal can be located at <https://rollinghills.hoa.emphoa.com>

The Association is willing to work with residents who may struggle to pay their dues. It is the resident's responsibility to reach out to PMI to discuss a payment plan. The Association has taken a firm stance to collect on past due assessments. To avoid the financial penalties associated with non-payment of your dues, please make arrangements to pay your dues in full or via a payment plan.

Your dues are used to open and operate the pool and provide for maintenance of common areas, including grass cutting and tree trimming. The subdivision continues to deal with issues related to the removal of dead trees on our common grounds; this is a natural outcome due to the aging of the community. Last year, we spent over \$15,000 on tree removal and still were not able to address all of the issues.

Prompt payment of your dues in full will help the Association proactively address common ground maintenance. Proper maintenance will enhance the appearance of the entire subdivision, which in turn leads to improved home values.

Legal Actions

The Association's finances continue to be negatively impacted by homeowners who do not pay their assessments in a timely manner. This delinquency makes it harder to manage the daily operations and to make plans for future improvements.



At this year's Annual Meeting, residents expressed a desire to **publish the names and addresses of homeowners who are delinquent on their assessments**. While we determined to not publish names this year, **the issue may be revisited next year**. As an interim measure, the Association's attorney has sent demand letters to all residents who owe \$700 or more in assessments; this is the first step in the collections process. The Association has also initiated collection actions against some of our residents who are far behind on their dues. Once legal proceedings begin, the costs associated with issuing the letters and for collection services is added to the assessment total. You can avoid these charges by being prompt in the payment of your assessment.

Prior to legal action, the Trustees are willing to discuss your situation and make arrangements for partial payment plans. You can also use your credit or debit card to make payments.

Lawn Care

This year was the first year that lawn care services were provided by C&C Lawn & Landscaping. Cody Schuster and his team did a great job. C&C has been awarded the lawn care contract for next year.

Storage Requirements for Refuse Containers

Please help keep our community looking nice by



not leaving your trash containers in front of your home. Printed below is the City of Ballwin ordinance on the placement and storage of trash containers.

Sec. 23-54. - Refuse containers in front yards prohibited.

No person shall place or keep or permit the placing or keeping of a refuse container in the front yard (as that term is now or may in the future be defined in section 1-2 for the city's zoning ordinance) of premises or property owned, occupied or controlled by him, except when such containers are screened from view within a sight proof enclosure erected in compliance with the applicable provisions of this Code or are placed for collection not more than 12 hours prior to the day of collection nor more than 12 hours after the time of collection.

(Code 1973, § 10-46)

Financial Update

The 2018 budget was based on a per home assessment of \$350. We collected \$14,000 less than budgeted; this reflects more delinquencies in FY2018. This is offset by stronger than budgeted collections of delinquent assessments. The Association generated \$2,400 through pool membership fees paid by non-residents.

Expenditures are mostly in line with budget. ProPool expenses include payments to MO American Water. Lawn care payments are not complete this year; C&C will do fall cleanup work in the next few weeks. Brush removal expenses were well above budget, due to emergency removal of fallen trees. Much more work remains to be done in this area.

The Association was able to add to its reserves this year. These funds will be used to address the most pressing common grounds management issues.

Financial statements, as of September 30, 2018, are printed in this newsletter and are also posted on the Association's web site.

Our Web Site

A big thank you to David Bitterbaum for designing and maintaining our web site. Check us out at www.rollinghillsrusticvalley.com. Here you can review indentures, see updated financial information, check ball field reservation schedules, find details about the pool, and see other newsworthy information. As always, we welcome your comments about our website.

Your Trustees

Your Trustees of the Rolling Hills Country Club Park are:

Mitch Beuke, *Pool* (Term expires in 2021)

Eagle Quint, *Common Grounds* (term expires in 2020)

Kevin Supple, *Treasurer, Newsletter* (Term expires in 2019)

Please feel free to contact any of us with issues that need to be addressed. The best way to reach us is to call our management company, PMI. See contact information below.

Financial Management Company

PMI Property Management Inc. became our financial management company in October, 2016. Mr. Justin Moore, PMI President, is our Association's representative; his contact information is below.

PMI Contact Information:

PMI-St. Louis

Justin Moore, President

(314) 325-4550 (Assessments)

(636) 686-0885 (Emergency Voicemail)

16024 Manchester Rd, Suite 200

Ellisville, MO 63011

pmi.association@gmail.com

Rolling Hills Country Club Park, The Meadows and Rustic Valley

Association Finances, as of September 30, 2018

		FY18 Budget	Through September 2018
REVENUE			
<u>Assessments</u>			
252 Homes * \$350		88,200.00	74,640.50
Delinquencies		10,000.00	23,386.10
Lien		-	950.00
Pool Membership		-	2,434.00
Other Revenue		-	-
Less Uncollectibles		(14,994.00)	-
Total Revenue		83,206.00	101,410.60
EXPENDITURES			
<u>Utilities</u>			
Ameren		2,800.00	2,018.82
Missouri American Water		1,000.00	-
Republic Services		800.00	163.02
<u>Landscaping</u>			
Green Care (regular lawn care)		16,000.00	9,500.00
Brush Removal and Landscaping		10,000.00	16,775.00
<u>Management Services</u>			
PMI St. Louis		5,000.00	4,583.37
Management Reimbursement		-	-
<u>Pool Expenses</u>			
ProPools Management		20,000.00	25,114.35
County Health Permit		750.00	-
R&R Porta-Potty		1,000.00	-
Pool Maintenance/Equipment Replacement		1,000.00	-
<u>Insurance</u>			
Secura Insurance		3,200.00	5,165.00
The Crane Agency		2,500.00	-
<u>Miscellaneous</u>			
Postage for Mailings		750.00	738.27
Incidentals		1,000.00	-
<u>Legal Services</u>			
TBD		5,000.00	4,873.20
<u>Reserve for Mandated Pool Repairs</u>			
Waste Water Line		9,500.00	-
Fence		-	-
Bath House		-	-
<u>Miscellaneous</u>			
Miscellaneous			26.33
Total Expenditures		80,300.00	68,957.36
Variance - Revenue Over/(Under) Expense		2,906.00	32,453.24