



Rolling Hills Country Club Park
Including Rustic Valley and The Meadows

NEWSLETTER

November 2020



Subdivision Dues

Our Association dues are **\$350** this year. These funds are necessary for operation of the pool and maintenance of the common grounds, including the removal of common ground trees that pose a hazard to people or property.

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.

PMI offers various payment options for our annual dues through the company's on-line portal. You can now use your credit or debit card to make payments.

Complete step-by-step instructions, including screen shots, for accessing the online payment portal, can be found on the Association's web site at:

<https://www.rollinghillsrusticvalley.com/subdivision-fee-payment>

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.

Property Manager

Justin Moore, of PMI Property Management Inc., 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

Selling or refinancing your home? Justin can provide you with the **Trustee Letter** you will need for closing.

Trustee Info

Welcome and THANK YOU to Michael Blattner, who agreed to serve as the Common Grounds Trustee. Michael and his wife live in Rolling Hills.

Eagle Quint serves as the Pool Trustee, and Kevin Supple is the Finance Trustee.

You can reach any of the Trustees via the Association's web site at

<https://www.rollinghillsrusticvalley.com/contact>

Little Libraries

A big THANK YOU to our neighbors, Peg and Randy, for creating two beautiful little libraries for our community. The library on Rustic Valley Drive is mainly for adult readers; the library on Twigwood near the pool is for our younger residents.

Peg was a school librarian before retirement, and she has certainly put her skills to work in stocking the libraries with age-appropriate materials. Randy did the woodwork, and even incorporated hand prints of his grandchildren into the design.

Be sure to stop by and "check out" the libraries. Feel free to add books to either library.



Twigwood



Rustic Valley Dr

Common Grounds Update – L. Eagle Quint

2020 was a year of accomplishment for the maintenance and improvement of our common grounds. Eighteen common ground trees that were dead or diseased were removed. Our neighbors on Great Hill Drive undertook the work to beautify their cul-de-sac and to plant new boxwood shrubs at the Great Hill Drive entrance. Thanks to them for their planning and execution of these projects.

C&C Lawn & Landscaping, despite some start up troubles with their labor force, completed another successful season of maintaining our grass throughout the subdivision.

The City of Ballwin resurfaced Applestone Drive and “smoothed out” the bumps and dips along Rustic Valley Drive. Ameren installed several new LED street lights on a test basis; additional fixtures will be installed as the old ones are replaced. Metropolitan Sewer District (finally!) completed the creek erosion project. A permanent fence will be installed where you see the orange construction fence.

It has been my pleasure to serve two terms as Common Grounds Trustee. I am proud to be handing things over to Michael Blattner with the common areas in very good shape.

Pool Season Recap – L. Eagle Quint

The Rolling Hills Country Club Park Pool opened on June 15 and closed on Labor Day. Our pool was one of the few in the area that undertook the steps necessary to open this summer. We worked with ProPool, our pool management company, to implement the necessary procedures to ensure we could operate this summer. Our capacity was limited to 36 users at a time; we instituted hand washing upon entry; we tested the pool water every two hours to monitor chlorine levels and ensure a safe chemical environment for our swimmers; the daily guest fee was increased to \$5 per day, which allowed us to accommodate guest users while **giving priority to our residents**. Residents and guests alike were cooperative and understanding of all of the changes.

Thanks to our pool attendants, Chloe, Emma, Erika and Hannah, who served diligently throughout the summer.

I made it down to the pool on most days, and am pleased to report that we were able to operate all season long without any incidents. We received high marks on our inspections by the St. Louis County Health Department.

My term as Pool Trustee will expire in July 2021. Please consider serving the community in this role.

Financial Update – Kevin Supple

The 2020 budget assumed \$97,000 in dues revenue (current and delinquent); as of August 31, we had collected \$98,371. Payment of delinquent dues, both as a result of legal action and as owners sold or refinanced their property, helped boost our revenue.

Expenditures are mostly in line with budget. As of August 31, the Association spent \$69,413 of the \$96,850 budgeted. Some bills remain to be paid, including final payment for lawn services and pool management.

Each month's financial statements, as well as the annual budget document, are posted on the Association's web site. You can access these forms at: <https://www.rollinghillsrusticvalley.com/documents>

Association Web Site

Continued thanks 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.

You can also follow us on Facebook. Join the “Rolling Hills and Rustic Valley Subdivision Group.”