



Rolling Hills Country Club Park  
Including Rustic Valley and The Meadows  
NEWSLETTER  
May 2021



## Pool Opening – May 29

You may have noticed that preparations are underway for the start of pool season. We plan to open the pool on Memorial Day weekend, beginning **Saturday, May 29**. This is completely dependent upon our receiving an operating permit from St. Louis County. We plan to strictly follow guidance from the St. Louis County Health Department and the St. Louis County Executive regarding opening of the pool and social distancing requirements. Your understanding and cooperation are both expected and appreciated.

**The pool will be open from 11:00 am until 7:00 pm daily.**

To be eligible for pool use, you must be current on your dues payments or have an active payment plan in place. Please contact our Property Manager, Justin Moore, for information about the status of your dues payments or to set up a payment plan.

Residents will check in with the pool attendants upon arriving at the pool. Adults will be asked to present current legal identification (e.g., a driver's license) establishing their residency. This identification will not be required for children attending with a parent or guardian.

Each resident may bring one guest with them; the guest entry fee is \$5.00 per guest.

Parents are reminded that our pool attendants are not lifeguards nor child care providers.



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## Pool Trustee Position

Each year, one Trustee position is up for election. This year, the term for the **Pool Trustee** is expiring. Please contact PMI or one of the current Trustees if you are interested in serving your community in this capacity.

### Trustee Positions:

Pool: - elected in 2018; term expires in 2021

Finance: - elected in 2019; term expires in 2022

Common Grounds: - elected in 2020; term expires in 2023

## New Payment Site

You can now access your account information or make a payment via our updated secure website. Visit <https://pmisl.cincwebaxis.com/> Once at the site, please follow these procedures:

- Click **REGISTER** at the upper right corner of the window.
- Input your property information into the form.
- Your registration request will be reviewed by the management office.
- Once your registration is confirmed, you will receive an email (from donotreply@cincsystems.net) with a link to set your password for your new login id.
- Check your Junk Mail frequently if you have filters that may prevent this email from reaching your inbox.
- Access the email and password link to reset your password as soon as possible, as it will expire within 5 days of the date of the email.
- If you miss the 5-day deadline, return here and click "Forgot Password". A new password link will be emailed to you, which will also expire within 5 days. Please note that anytime you request a new password, the one in previous emails will be voided.
- Once you reset your password, you may log in using your email address and your new password.

## Common Grounds Update — Michael Blattner, Common Grounds Trustee

Hello neighbors,

I have recently taken the position of Common Grounds Trustee for Rolling Hills/Rustic Valley. I look forward to working with the other trustees and our property manager to keep our neighborhood a desirable place to live.

I moved to 427 Country Downs in 2004 and have established a connection with and commitment to this corner of Ballwin.

I work for the Missouri Department of Transportation and enjoy providing a service to people. I have a daughter in

Oakbrook, and we enjoy using our common grounds.

Prior to Covid, I played indoor soccer year-round and participated in several softball leagues throughout West County.

I very much appreciate the benefit our common grounds provide and wish to keep them providing this benefit for years to come. Should you have any questions, comments, or concerns regarding our common grounds, please do not hesitate to reach out to me.

Michael Blattner – Common Grounds Trustee

427 Country Downs Dr

[michael.blattner@modot.mo.gov](mailto:michael.blattner@modot.mo.gov)  
(636) 227-3237



## Annual Subdivision Meeting

The annual Association meeting is tentatively scheduled for the **last week of July**. As of the writing of this newsletter, a specific date and place have not been determined, but we will likely be meeting at the Ballwin Police Department, as we have in prior years. We will follow guidance from St. Louis County regarding meetings and will be sure to select a location that allows us to provide an environment in which we can all feel safe.

**Please watch for signage in the neighborhood regarding the date, time and place for the Annual Subdivision Meeting**

You are encouraged to attend the Annual Subdivision Meeting. You will receive an update on finances, common grounds and the pool. Time will be provided for residents to express their concerns and compliments. Most importantly, there will be an election for a new Pool Trustee.

Your participation and input is both valued and appreciated.

## 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.

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 for accessing the online payment portal can be found at:

<https://pmisl.cincwebaxis.com/>

**Residents must be current on their dues payments to make use of the pool.**

**Payment options are available.**

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.

## Our Web Site

Continued thanks to David Bitterbaum for designing and maintaining our web site. Check us out at

[www.rollinghillsrusticvalley.com](http://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.

## Financial Management Company

PMI Property Management Inc. is our financial management company. 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](mailto:pmi.association@gmail.com)

Please reach out to Justin with questions or concerns about your dues, need a Trustee letter for the sale or refinancing of your home, or for other issues regarding the subdivision. Justin will forward the concerns, as appropriate, to the Trustees.

## Pool Information — L. Eagle Quint, Pool Trustee

Pro Pool will provide pool management services.

### Hours of Operation:

- Start of swim season:  
Saturday, May 29, 2021

- Open 7 days per week
- Daily 11:00 am - 7:00 pm

- End of swim season:  
Monday, Sept. 6, 2021

### Entry to the pool:

- Association dues must be paid in full prior to using the pool.
- Access to the pool will be allowed when monthly payment plans are in place unless a monthly payment is missed. If a resident stops adhering to the payment schedule, pool admittance will be withdrawn until the assessment is paid *in full* for the current year and any prior years.
- Pool users must check in with the pool attendants.
- Children under 14 must be accompanied by an adult (age 17 or older).

- Guest fees are \$5.00 per guest per day. All nonresidents are considered guests and must attend with a resident.

**Smoking and vaping are not allowed at the pool. A separate smoking area near the pool has been designated.**

### Pool Rules:

- Our pool attendants are tasked with protecting other swimmers and enforcing our policies – their decisions must be obeyed.
- Alcoholic beverages are not allowed at the pool.
- Smoking and/or vaping are not permitted at the pool. Smokers/vapers must use the designated area outside of the pool enclosure. Violators will be asked to leave the pool.
- Glass containers are not allowed at the pool.
- Pool misconduct may result in loss of pool privileges.

# Financial Statement – March 2021 – Kevin Supple, Finance Trustee

Financial statements are posted to the Association's web site each month after review by the Financial Trustee.

The most current statement available as of the writing of this Newsletter was for March, 2021.

The budget for dues revenue is based on full collection of the \$350 for each household in the subdivision. To meet this budget, we need all homeowners to make every effort to pay their assessments. You can send your full payment to PMI, or contact our property manager, Justin Moore, to set up a monthly payment plan. The new web portal makes payment of your assessment even easier.

The Association continues to take legal action against homeowners who are in arrears on their dues. The costs of legal actions are added to any outstanding amount of dues. Residents are encouraged to pay their dues on time or to arrange for a payment plan.

Planned expenditures are consistent with prior years. We have been able to maintain the pricing for our lawn services and pool management services at the same rates as last year.

Funds are budgeted for tree removal, but work will only be completed when trees pose an immediate risk to people or property.

A retaining wall on Downhill Drive is being replaced this year, due to its deteriorated state. Other capital improvements will be made as funds allow.

## Rolling Hills, Rustic Valley and The Meadows Financial Statement – March 2021

	FY21 Budget	March 2021	FY 2020 TOTAL
<b>REVENUE</b>			
<u>Assessments</u>			
Current Assessments	92,000.00	3,100.00	64,477.53
Delinquencies	-	-	700.00
Lien	-	-	-
Pool Membership	3,000.00	-	-
Other Revenue	-	-	-
Interest Income	75.00	1.86	20.77
Total Revenue	95,075.00	3,101.86	65,198.30
<b>EXPENDITURES</b>			
<u>Utilities</u>			
Ameren	2,500.00	38.79	193.59
Missouri American Water	1,200.00	12.98	80.63
Republic Services	500.00	-	-
<u>Landscaping</u>			
Regular Lawn Care Services	15,000.00	-	1,575.00
Brush Removal and Landscaping	15,000.00	-	110.00
<u>Management Services</u>			
PMI St. Louis Management Fees	5,000.00	416.67	2,083.35
Management Reimbursement	100.00	-	-
<u>Pool Expenses</u>			
ProPools Management Fees	27,000.00	-	-
County Health Permit	-	-	-
R&R Porta-Potty	-	-	-
Pool Maintenance/Equipment Replacement	8,500.00	-	-
<u>Insurance</u>			
Secura Insurance	5,200.00	329.80	329.80
The Crane Agency	-	-	-
<u>Miscellaneous</u>			
Postage for Mailings	750.00	-	-
Incidentals	750.00	-	80.55
<u>Legal Services</u>			
Lien Notices, etc.	8,000.00	-	-
<u>Special Projects</u>			
To Be Determined	3,500.00	-	-
	-	-	-
	-	-	-
<u>Miscellaneous</u>			
Miscellaneous	1,000.00	-	234.00
Total Expenditures	94,000.00	798.24	4,686.92
Variance - Revenue Over/(Under) Expense	1,075.00	2,303.62	60,511.38