



# Rolling Hills Country Club Park including The Meadows and Rustic Valley

## Newsletter

April 2018

### Subdivision Meeting

The subdivision's annual Association meeting will be held on **Wednesday, July 25, 2018**, beginning at **7:00 pm** at the **Donald "Red" Loehr Police and**



**Court Center, 300 Park Drive (in Vlasik Park).** All residents are not only invited but encouraged to

attend. Updates will be provided on Association finances, and an election will be held to fill one Trustee position.

### Pool Access

At last year's Association meeting, residents expressed the desire to better ensure that only residents who are current on their dues were using the pool. Accordingly, this year a wrist band will be required for all users to gain entrance to the pool.

**IMPORTANT NOTICE**

In early May, residents who have paid their dues will receive a post card indicating their paid status. Families need to complete the resident and emergency contact information on the post card. An adult resident must bring the post card **and a recent utility bill** (water, sewer, trash) to the pool to receive the necessary wrist bands.

Residents who are not current on their dues payment will need to make payment in full or initiate a payment plan in order to have access to the pool. Please see "Subdivision Dues" and "Legal Actions" articles in this newsletter for information about dues payments.

### 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 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. The payment portal can be located at <https://rollinghills.hoa.emphoa.com>

### Legal Actions

Your assessment was due in January, 2018. If you have not yet paid, please contact our management company, PMI, to make arrangements for payment.



We have initiated collection actions against a number of our residents who are far behind on their dues. These efforts have been successful; please see the financial statements for more information. In addition to the outstanding dues, these individuals are responsible for the associated legal fees. Delinquencies make it harder to manage the daily operations and to make plans for future improvements.

Prior to legal action, the Trustees are willing to discuss your situation and make arrangements for partial payment plans. We will discuss this issue further at the July Association meeting.

## Pool Information

Pro Pool will provide pool management services again this year.

### Hours of Operation:

- First day of the swim season: Saturday, May 26, 2018
- Open 7 days per week
- June and August - 12:00 pm - 8:00 pm
- July: 12:00 pm - 8:30 pm
- On school days - 4:00 pm - 8:00 pm
- The last swim day of the season is September 3, 2018

### 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 have a wrist band for entrance to the pool.**
- Pool users must check in with the life guards.
- Children under 12 must be accompanied by an adult (age 16 or older).
- Guest fees are \$1.00 per guest per day. All nonresidents are considered guests and must attend with a resident.



### Nonresident family pool passes:

- Pool passes provide complete pool privileges to nonresident families for the entire season (\$199.00 checks made payable to RHCCP).

### Opportunities at the Pool:

- See the RHCCP website for information about swim lessons, junior lifeguarding lessons and parties.

### Pool Rules:

- Our lifeguards are tasked with protecting other swimmers and enforcing our policies – their decisions must be respected.
- 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.

### Private pool parties:

- Our pool is available for private parties from 9:45 am -11:45 am during the swim season. A Pro Pool lifeguard is required for the party and payment must be received in advance. Please contact Pro Pool to schedule a party (314-298-8000).

### Pool Equipment:

- The barbecue grill at the pool is for the use of our patrons. Please use it responsibly by leaving it clean for the next family. Enjoy!



## We Listened!

Several suggestions regarding pool use were made at last year's Association meeting. Look for new signage regarding smoking and a separate designated smoking area. **Wrist bands will be required for pool entrance.**

Residents asked that we investigate maintaining "regular" pool hours once Parkway is back in session. Unfortunately, due to the inability to secure lifeguards, ProPool is not able to accommodate this request.

## Your Trustees

Trustees were elected at the July 2017 RHCCP Annual Homeowners Association Meeting. Your Trustees are:

**Kevin Supple**, Treasurer, Newsletter

**David Bitterbaum**, Pool and Website

**Eagle Quint**, Common Grounds

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 PMI contact info below.

**There will be a Trustee vacancy this year. Please contact one of the current Trustees if you are interested in serving your community.**

## Financial Management Company

PMI Property Management Inc. serves as the Association's 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)

## Our Web Site

A big thank you to David Bitterbaum, Pool Trustee, for designing our web site where residents can access information about the Association. Check us out at [www.rollinghillsrusticvalley.com](http://www.rollinghillsrusticvalley.com) Here you can review indentures, check ball field reservation schedules, find details about the pool, read financial updates and see other newsworthy information. As always, we welcome your comments about our website.

## Common Grounds Update

The baseball diamond located near the pool can be reserved in advance through Eagle Quint [Phone: (636) 527-5491]. Currently, the field is fully booked, Monday-Thursday evenings from 5 pm until dark, by resident teams. Friday-Sunday evenings are being held open for family events, neighborhood pick-up games or other use by residents.

There are a number of dead or decaying trees in the common grounds throughout the subdivision. We are working to address the most dangerous conditions first, and will address the other trees as funds permit. Given the size of some of the mature trees, removal can run more than \$2,000 per tree.

We are also wanting to remove the honeysuckle from our common grounds, as this is an invasive species that poses a threat to other, more desirable vegetation. Again, this work can only proceed as funds become available.

The Trustees are aware that conditions on the cul-de-sacs are in need of improvement. Perhaps neighbors could join together to provide some beautification (e.g., mulch, small plantings, etc.)

The Metropolitan Sewer District has several easements running through both Rustic Valley and Rolling Hills. These areas are often neglected, leading to an unkempt appearance. If you live near one of these areas, please contact MSD to request that they address these areas. Hopefully, enough calls may help spur some action.

If you have not already, please pay your annual dues. These funds are necessary for us to be able to address some of the outstanding issues noted above.



# Rolling Hills Country Club Park, The Meadows and Rustic Valley

# 2018

## Finance Update

The Association's fiscal year runs from November 1 through October 31.

Current assessment revenue collected since November 1 is \$3,373 lower than last year's collections through the end of March. Residents must be current on their assessments in order to access the pool. Assessment revenue is also necessary to maintain our subdivision grounds.

The Association continues to aggressively pursue delinquent accounts by placing liens on homes with past due assessments. These efforts are yielding positive results, evidenced by the over \$17,000 of delinquent assessment revenue collected year-to-date. Total legal expenses associated with these efforts equal \$4,073 thus far this fiscal year.

Year-to-date expenditures include \$10,000 paid for the removal of several dead trees that posed a danger to property and persons. There are additional trees that will be removed in the coming weeks, and additional grounds work that needs to be done. Funds will be allocated to this work based collection of assessments.

Lawn care services were rebid and a new lawn care company was selected. The Association's anticipated expenditures for this line item should decrease. We plan to use the freed up funds to continue to address common ground issues, including the removal of invasive honeysuckle. We are also hopeful that the Association will realize improved service as a result of the change in vendors.

The Association renewed its contract with ProPool for management of the pool. ProPool identified some work that needs to be done to the pool, totaling a little over \$5,000. The trustees plan to address as many of these concerns as possible, dependent on availability of lifeguards for the additional hours of operation and funding to support the additional pool improvements.

## Financial Statements

The Association's financial statements, as of the end of March, 2018, are shown below. Financial statements are posted monthly to the Association's web site.

	FY18 Budget	Through Mar 2018
<b>REVENUE</b>		
<u>Assessments</u>		
252 Homes * \$350	88,200.00	54,026.70
Delinquencies	10,000.00	17,837.88
Lien	-	550.00
Pool Membership	-	-
Other Revenue	-	-
Less Uncollectibles	(14,994.00)	-
<b>Total Revenue</b>	<b>83,206.00</b>	<b>72,414.58</b>
<b>EXPENDITURES</b>		
<u>Utilities</u>		
Ameren	2,800.00	233.90
Missouri American Water	1,000.00	-
Republic Services	800.00	-
<u>Landscaping</u>		
Green Care (regular lawn care)	16,000.00	-
Brush Removal and Landscaping	10,000.00	10,000.00
<u>Management Services</u>		
PMI St. Louis	5,000.00	2,083.35
Management Reimbursement	-	-
<u>Pool Expenses</u>		
ProPools Management	20,000.00	200.00
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	3,211.00
The Crane Agency	2,500.00	-
<u>Miscellaneous</u>		
Postage for Mailings	750.00	239.40
Incidentals	1,000.00	-
<u>Legal Services</u>		
TBD	5,000.00	4,073.20
<u>Reserve for Mandated Pool Repairs</u>		
Waste Water Line	9,500.00	-
Fence	-	-
Bath House	-	-
<u>Miscellaneous</u>		
Miscellaneous	-	26.33
<b>Total Expenditures</b>	<b>80,300.00</b>	<b>20,067.18</b>
<b>Variance - Revenue Over/(Under) Expense</b>	<b>2,906.00</b>	<b>52,347.40</b>
<b>Non-Operating Movements</b>	<b>-</b>	<b>222.00</b>
<b>Sales Tax Movements</b>	<b>-</b>	<b>-</b>
<b>Net Cash Movement</b>	<b>2,906.00</b>	<b>52,569.40</b>