



Ashton Woods Homeowner's Association

ashtonwoodseureka@gmail.com □ www.ashtonwoodseureka.org

Spring 2016 Newsletter

AW Website is Live

Visit the new Ashton Woods Homeowner's Association site www.ashtonwoodseureka.org. The website includes information important to the subdivision such as the indentures, architectural request forms, board meeting minutes and a calendar of events. You can even pay your annual dues online! Eventually we'll be able to fully leverage the site to greatly reduce our mailing costs.

Visit the site & register today!



This Annual Spring Subdivision Garage Sale will be Saturday, April 23rd beginning at 8 AM. We will be placing signs at the intersections of Central & Main along with Allenton & Rte 66 to draw more people into the neighborhood. If you would like your address listed in the online advertisements, contact Amanda Decker on our subdivision Facebook or at Ajfijan@gmail.com.

City Takes Over Street Light Electric Bill

As we have mentioned in our Homeowner's meetings and previous communications, the Board and Omni Management have been working to reduce the subdivision expenses. At the April 5th Board of Aldermen meeting, the council voted in favor of assuming the electric bill for the 12 street lights on Main Street as it is a public thoroughway used by more than just our residents. This was a huge step in our effort to cut costs for the neighborhood saving our residents almost \$10,000 per year. The subdivision is still responsible for the maintenance of the lights (the poles, wiring and bulbs) but we will continue to work on reducing or eliminating the other associated costs of the street lights.



Homeowner's Association Annual Meeting

Thank you to everyone who was able to attend the 2016 annual meeting (Part 2!). The first meeting had to be rescheduled because we did not have enough homeowners to establish a quorum but the 2nd meeting was well attended. Quite a few were able to submit their ballot and survey prior to the meeting taking place as well. We had enough homeowners to reach the threshold needed to take votes on electing a new Board member (a big welcome to Katherine Miller!) and the selection of annual dues increasing by \$25 to \$300 per year. However, we were still short of the 2/3 required to make changes to the indentures at that meeting. This doesn't mean that we cannot make changes to the indentures, we just weren't able to get enough concurrence at the meeting itself. Instructions on how to still submit your vote for the proposed changes on page 3 of this newsletter. Results of the survey are located on page 4.

Are You New to the Neighborhood?

Although we miss those who have moved away, we are excited about all of the new neighbors this spring. Our little subdivision has been a really busy place this year. Be sure to check out our website and Facebook pages. Send any of your questions to ashtonwoodseureka@gmail.com.

First Annual East Egg Hunt a Huge Success



Even though the weather wasn't very cooperative, our first ever Easter Egg hunt still saw more than 60 kids (in 3 age groups) combing the common ground for the ever elusive Easter eggs and turning them in for great prizes. It was a chilly, windy day but that didn't stop the Easter Bunny from paying us a visit. Huge thanks to Amanda Decker for coordinating the hunt and to all of the volunteers that helped out. Interested in being a part of making the festivities happen next year? Send an email with your information to ashtonwoodseureka@gmail.com to connect with the Social Committee.

Residents still responsible for CID money due

The City will be sending another round of bills out soon. They want to work with the homeowners rather than use collection companies or place liens on homes. If you cannot pay the entire amount due at one time, call the City at (636) 938-5233 to work out a payment arrangement. When an Ashton Woods homeowner pays their overdue account, 100% of that money will be spent on improving our subdivision. We, the residents, will be able to decide how that \$34,000 is spent such as paving the walking trail along Main Street or improving the entrances. **NOTE* This is **not** an Ashton Woods HOA bill, it is from the City of Eureka for the dissolved CID.*

Ashton Woods Gardening Club Getting Started

Spring is here and everything is starting to grow! Interested in helping keep the neighborhood's common areas beautiful? This group of subdivision volunteers will be sprucing up the neighborhood by planting flowers, bushes and other vegetation around the subdivision. They will be working in the common areas like the street islands and looking for other ways to make things look great. Drop them a note via their email at awgardenclub@gmail.com to help out.

**If your
dog
can't do
this...**



Be respectful of your neighborhood & clean up after your pet even in the common ground. Take bags with you on your walks and throw them away! Don't leave full collection bags on the sidewalks.



Are you on the subdivision Facebook group? You may be new to the neighborhood or just never heard of the two Facebook groups in our neighborhood including one for selling or buying things. They're both private groups (one secret & one closed) so you will need to be invited. Check with your neighbor to get an invite or if you get stuck, just send an email to your HOA and you'll get put in touch with the right people. It's a great place to get recommendations, updates from your neighbors and to see what's going on in the subdivision.

**Have a question
or concern for
our management
company?**

Submit an online request on the subdivision website or @ omni-property.com

Omni Management

2977 Hwy K, PMB 333

O'Fallon, MO 63368

Phone: (636) 294-1418

Fax: (877) 573-2526



Ashton Woods' indentures and bylaws (located on our website) provide for the establishment of an Architectural Control Committee (ACC). The duties of the Committee include the review and approval/disapproval of homeowner requests for additions to their property such as decks, fences, swimming pools, patios, etc., in accordance with the architectural restrictions of Ashton Woods (see Article X, Restrictions in the indentures). The indentures require at least three homeowners serve on the Committee.

The Board has been carrying out these duties since inception of the HOA, but would like to seek other homeowners to help make up this Committee. We encourage all homeowners to take an active role in ensuring the integrity and beauty of our neighborhood. Interested? Email us at ashtonwoodseureka@gmail.com.



Some Helpful Tips for Trash Collection Days

Don't Forget – It gets very windy in our little valley. In order to keep trash from blowing out of your cans, please be sure all trash is bagged, bags are secured and placed inside your garbage container with the lid closed. This also helps keep the trash from blowing out of the truck as it drives down the street and highway.

If it is particularly windy – please try and wait until the morning of trash collection to set your cans out. This way the wind cannot blow cans open or over throughout the night. Recycling should be handled in the same manner. Recycling can now be bagged and placed in the recycling container. This will also keep recycling headed to a recycling plant, rather than on the streets and end up in a landfill.

Have a question on how to properly dispose of some waste items? Visit the City of Eureka website or the St. Louis County page at:

www.stlouisco.com/HealthandWellness/RecyclingandWasteManagement/WasteDisposal



New to the area and need to know how to get your trash and recycling service started? You can find more details on the City's website or go to the County's page:

www.stlouisco.com/HealthandWellness/RecyclingandWasteManagement/WasteDisposal/TrashandRecyclingService

For Holiday Trash Collection schedules, scroll to the bottom of.

<http://www.stlouisco.com/propertyandroads/trashcollection>

Still need to vote on indenture changes?

Our indentures, provided by the original builder, J.H. Berra, were a "cookie cutter" set of rules that they used for the formation of all new developments and do not fully represent who we are as a subdivision today. If you were not able to make the annual meeting or couldn't drop off the papers prior to the meeting, you still have an opportunity to get involved. Our indentures do not say that changes must be voted on at a particular meeting, just that 2/3 of the residents must be in agreement on the changes. If you have not already placed your vote, go to www.ashtonwoodseureka.org and download the form from the "Files" section then send them to ashtonwoodseureka@gmail.com, fax to 636-660-1600 or drop off at 909 Summit Oaks Dr.



2016 Survey Results

Thank you to everyone who responded to the survey that was included with your 2016 ballots. This information will greatly help the board in setting the standards and goals that the homeowners would like to see.

Question 1: Are you interested in owning or leasing the subdivision common ground immediately behind or next to your home?

64.8% - Are interested in owning or leasing the land

21.6% - No, the homeowner just doesn't have any interest in expanding their property at this time

13.5% - No, the land is not maintainable by the homeowner

***Note** this does not include the areas that serve common purpose & intended to gauge interest to see if it is worthwhile to study*

Question 2: The Board sought guidance from the homeowners as to how strictly the indentures should be enforced

56.8% - Enforced when there is a complaint from a resident

31.5% - Followed strictly and enforced if the Board or our management company notices a violation

Question 3: In the homeowners' opinion, the HOA reserve bank balance goal should be:

32.4% - \$20,000

13.5% - 1.5X the annual budget (approx. \$75,000)

20.7% - \$50,000 or same as annual budget

1% - 2X the annual budget (approx. \$100,000)

17.1% - \$30,000

1% - \$10,000

1% - No reserve should be kept

Question 4: Special Assessment to raise funds to replace lights along Main St

40.1% - Special one-time assessment of \$80 to replace lights only

28.4% - Special one-time assessment of \$100 to replace lights and increase reserves by \$4000

17.6% - Special one-time assessment of \$125 to replace lights and increase reserves by \$9000

9.8% - No special assessment to replace street lights

3.9% - Special one-time assessment of \$150 to replace lights and increase reserves by \$15,000

***Note** With the City assuming the electric bill for the lights, this may not need to happen. More research is being done.*

Questions 5 & 6 : Interested in being a part of the Social Committee or Gardening Club?

Names were gathered and more communication is forthcoming

Question 7: Have you registered for an account on www.ashtonwoodseureka.org?

18.3% - Already registered

18.3% - Already registered but having problems with their accounts being locked out (***Note** this is resolved*)

59.6% - Plan to register

3.6% - Do not plan to register

Question 8: Project Priorities (which ones are most important to homeowners as budget allows)

#1—Paving the walking path on the North side of Main St.

#5—Landscaping for all islands (front islands already in work)

#2—Installing a sidewalk on the South side of Main St.

#6—Planting more trees on the South side of Main St.

#3—Adding safety signage and crosswalks on Main St.

#7—Flagpole with American flag at East entrance monument

#4—Irrigation for the street islands

#8—Small Ashton Woods monument at west entrance