

VILLAGE AT SEVEN PINES HOMEOWNERS ASSOCIATION

ASSOCIATION MEETING 7-8 PM MARCH 27, 2023

Twenty residents attended representing nineteen residences.

There are several points of interest contained.

Updating By-Laws and Indentures. We have started the process of updating our outdated 2006 By-Laws and Indentures. Our attorney is Anthony Soukenik of Sandberg-Phoenix in Clayton. Initial consultation with Mr. Soukenik led to the agreement that updating via amendment will be the most cost effective. We were given a range of \$3-5 thousand depending on the number of amendments, required filings, and the like.

Meeting There was general discussion of indentures. One common theme was there must be enforcement (if need be) of upcoming amended indentures with an appropriate procedure of levying and collection of fines. Several voiced displeasure over current violations being ignored. Most among them being trash cans visible from the street.

A few proposed examples include: no Airbnb, driveway not to be used for car repair or external storage, addressing rental properties, yard signs, advertising, house and yard upkeep, fences, etc.

Association members are encouraged to submit their ideas via email. trustees@villageatsevenpines.org
Your suggestions will be considered.

The proposed amended By-Laws and Indentures will be mailed to the association members to vote either yes or no. A reply form will be included.

If the new amendments are adopted we ask that our neighbors participate in reporting obvious/continuous violations. We are not looking to create ill will or feuding among neighbors.

(Pink) Streets status. A reply from the County street planning office said there are no subdivision street projects for 2023. Most likely the same for many years to come.

Common areas and their trees. Lack of any attention to the state and condition of trees bordering fences in the common ground areas cost our subdivision \$1,630 for fence repair(s) in 2022. Your trustees recently inspected these areas and in our unprofessional opinion, the potential for some trees falling on and damaging fences/out buildings/houses is very real. It is quite obvious there has been no past attention/corrective action. The association members approved getting a few bids to take care of trees that pose an immediate hazard and to generate a follow up plan for trees that need attention.

Assessment fee delinquencies. There are currently 33 properties that haven't paid 2023 fees amounting to \$4,290 in principle, \$5,203.39 including interest penalties. If you haven't done so yet, please pay up.

2022 Income/Expenses. Attached. There may be a discrepancy in the posting of expenses charged to common ground maintenance. It will be investigated.

(CONTINUED ON REVERSE SIDE)

Fences If you are considering installing a fence it must first be approved by the trustees. Article VI section 2 on page 10 of 2006 indentures (available on our website) must be followed; in particular the portion concerning set back.

Third trustee. We are still in need of someone to become a third trustee.

SOME CONTACT INFORMATION

314 615-5000 St. Louis County main number stlouiscountymo.gov

A very well organized user friendly format

314 615-1111 Tree removal St Louis County Transportation Dept.

The County covers "old growth" trees between the sidewalk and road. Call if a tree poses a hazard, is dead, or will be dead in the next few years. Hazardous/dead trees get priority. If you have a diseased tree get it on the list for future removal. Future removal is on a first come/first served basis.

314 615-4100 County Problem Properties

For the additional services offered by the Problem Properties Division call and listen to a pre-recorded message. You will be asked to leave contact information should you desire a return call.

Village website: villageatsevenpines.org

The Village website is under reconstruction. We seek an a volunteer versed in web site development/maintenance willing to donate their time and expertise to the cause. Please contact the trustees.

Village trustees: trustees@villageatsevenpines.org

**Trustees of Village at Seven Pines
Income & Disbursement Statement
12/01/2022 through 12/31/2022**

Account Name: Primary

		12/01/2022 through 12/31/2022	YTD
Beginning Balance		\$36,848.38	\$41,127.
Receipts			
0005	Interest	\$0.00	\$37.73
0012	Trustee Assessment	\$0.00	\$21,275.00
0027	Recording & Releasing	\$0.00	\$110.00
Total Receipts		\$0.00	\$21,422.
Disbursements			
1200	Liability Insurance Premium	\$0.00	-\$832.00
1300	Bond Premium	\$0.00	-\$134.00
1360	Agent Registration Fees	\$0.00	-\$21.25
2000	Common Ground Maintenance	\$0.00	-\$5,905.00
2001	Tree Removal/Maintenance	\$0.00	-\$1,400.00
2100	Landscaping Expenses	\$0.00	-\$560.00
2660	Fence Maintenance/Repairs	\$0.00	-\$1,630.70
5500	Electric Expense	-\$1,175.77	-\$13,865.77
5700	Postage	\$0.00	-\$217.74
5720	General Office and Copy Supplies	\$0.00	-\$44.64
5725	Recording Fees	-\$54.00	-\$189.00
5900	Collection Fee	\$0.00	-\$2,131.31
Total Disbursements		-\$1,229.77	-\$26,931.
Ending Balance		\$35,618.61	\$35,618.

**Trustees of Village at Seven Pines
Income & Disbursement Statement
12/01/2022 through 12/31/2022**

Account Name: Primary

Disbursements

Date	Deposit/Check #	Received From/PayableTo	Amount	Posting Code
12/21/2022	EFT	Ameren Missouri	-\$1,175.77	5500
12/30/2022	EFT	City & Village Tax Office LLC	-\$54.00	5725
		Total Disbursements	-\$1,229.77	