

**Cherry Hills Subdivision  
Property Owners Association, Inc.  
Quarterly Newsletter**

**October 2012** 

*Our mailing address is:  
PO Box 10522, Springfield, MO 65808*



*Visit our website in between newsletters for updated or historical information: [www.CherryHillsSpringfield.com](http://www.CherryHillsSpringfield.com)*

**QUARTERLY MEMBERSHIP**

**UPCOMING MEETING:**

**Tuesday, October 9, 2012**

**7:00 pm**

**Hickory Hills School**

**Commons Area**

**4650 E. State Highway YY (Division Street)**

**Upcoming Meeting Agenda:**

1. Luella lot purchase for possible playground issue to be discussed again
2. Ratify correction of the major basin repair overage voted on at the July meeting.
3. Changing from quarterly membership meetings to annual or semi-annual meetings
4. Approve additional basin small repairs & seeding expenditure
5. Vote on incurring expenses to remediate ACC violations.
6. Vote on rescinding the \$250 expenditure cap the membership previously placed on the board as long as the expenditure falls within the previously approved budget for the year.
8. Increasing size of board from 3 to 5
7. Report board's approval of 2013 dues increase by 10% from \$60 to \$66.
8. Approve minutes from July 10<sup>th</sup> meeting
9. Approve treasurer's report  
Update on current projected cash flow
10. Update on the special assessments' water retention project
11. Discuss ACC committee membership:  
Brad Perryman (5150 CHB) has resigned  
Dan Reed (5199 CP) has volunteered to serve on the committee

**ADDITIONAL AGENDA ITEM**

**EXPLANATIONS**

**1. Lot for Additional Common Area**

At the July meeting, Mr. Collison offered the association the opportunity to purchase the extension of the lot behind his home which runs along Luella to Farm Road 197 (the other entrance to the subdivision). This price was \$2,000. The members in attendance at the membership meeting voted for the board to review this offer. Their intent was an area for a playground. Though the board voted 2-1 to decline the offer, some property owners would like to discuss this option again after reviewing the projected cash flow for the association.

**2. Ratify Major Basin Repair Costs**

We approved \$8400 in the original 2012 budget. After finding a contractor, his bid was \$8750 however the membership only approved a \$250 increase (should have been \$350 increase). Since the 7/10/12 membership meeting, the project was launched and JCJ found an additional issue which would cost \$450 more. The board unanimously approved this expenditure so the project could be completed. *The membership needs to ratify the board's action for \$450 and correct the \$100 shortage from 7/10/12's meeting.*

**3. Annual or Semi-Annual Membership Meetings Instead of Quarterly Meetings**

Due to the lack of attendance by most property owners, the board will discuss holding only semi-annual or annual membership meetings. The property owners that regularly attend these meeting are in contact with the board or ACC regarding possible covenant violations, etc., so it does not appear to be a real need for quarterly meetings.



**HALLOWEEN**

There are no special plans for the subdivision, so stock up on candy for Wednesday, 10/31. Prepare to enjoy all the cute and scary trick or treaters! We always have a lot them!

## **ADDITIONAL AGENDA ITEM** **EXPLANATIONS**

### **4. Additional Small Repairs to Basins:**

- Vote needed to approve the bid by Gabris to reseed all areas that were regraded in the major repair job AND bury 2 downspouts from CHB home into pond #1 and 2 downspouts from YW home into pond #3 is \$1,350.
- Vote needed to approve the bid (not yet in) for labor on fixing the fence and concrete walls on pond #6. The materials will be less than \$100, but will need to approve the cost of labor.

### **5. Remediation Costs of ACC Violating Property Owners**

Discuss the expenditure of fixing ACC violations on properties not in compliance and billing those property owners our costs. Currently, these violations are in regard to lawns, debris and damaged fences that property owners haven't taken care of.

### **6. Rescinding the \$250 Expenditure Cap**

The board has been hampered in carrying out its duties timely with this membership imposed \$250 cap without the membership's vote. The board will request the membership to rescind this rule as long as the expenditures have previously been included in the approved budget for the year.



## **YOUR SUBDIVISION NEEDS** **YOU!**

We are adding two more positions to the Cherry Hills Property Owners Association. If you are interested, please email one of the board members. The positions would be elected in January at our annual meeting. We need you to help sustain a quality community in our beautiful East Springfield subdivision.

### **Living in a Covenant-Protected Neighborhood:**

When you purchased your home you were legally required to sign that you had reviewed the covenants and restrictions of the subdivision. We remind you that your active participation in caring for your home in accordance to these covenants allows us ALL to enjoy a beautiful community to reside in. You are also increasing your home's market value as well as insuring your neighbor's home value increasing as well.

*Please read our "Covenants Education Corner" for frequent issues to comply with and, as always, read the covenants posted on our website – Article VIII – Architectural Control for details.*

## **2012 Dues Update**



As of 9/21/2012, the following properties remain unpaid for 2012 dues and 2011 special assessment and have ignored multiple emails and statements mailed to them. Invoices for lien charges are being prepared and the liens will be submitted to Greene County for the following properties:

CP5139 Donald Gonce	\$110
CP5163 Todd & Cynthia Choate	\$110
HB5179 George & Tamara Abramovitz	\$110
ML325 John Klopfenstein	\$110
RB438 Brad & Kelli Lawrence	\$110

### **Liens filed:**

*We still have 2 of 163 properties regular dues unpaid for 2011 (or older). Liens have been filed on these properties:*

YW431 Charles Tagami	\$312.22
YW419 Rebecca Manual	\$360.00

### **Covenants Education Corner:**

*Our most frequent issues of covenant violations will be noted here as an education for all of the property owners. If something applies to you, please read the official covenants on our website.*

### **Trash Cans**

Remember to put the can up by Wednesday night. All receptacles must not be visible from the street except for trash day. Trash day is Wednesday, so any trash cans remaining **VISIBLE** from the street on any other day are in violation. Please place them inside your garage or ***behind*** your privacy fence.

### Getting to Know Your Neighbors

We would like to encourage all property owners to share their telephone numbers and email addresses with us, so that we will be able to quickly provide you with valuable information that affects you as a homeowner.

We'll provide some of your neighbors names with quarterly updates in each newsletter. Our association includes 163 properties, so we'll list a few blocks each quarter. This time, **meet your neighbors on River Birch:**

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RB306 River Birch	David & Sonja	Pfzner
RB307 River Birch	Daniel	Popovich
RB314 River Birch	Larry & Joyce	Mays
RB315 River Birch	Gregory & Debora	Allen
RB322 River Birch	Tim & Christy	Smith
RB323 River Birch	John & Paula	Schnobelen
RB330 River Birch	William & Shelly	Lange
RB331 River Birch	Anita	Allen
RB342 River Birch	Chip	Snyder
RB343 River Birch	Stuart	Lipscomb
RB354 River Birch	Steve & Laura	Eise
RB355 River Birch	Ian	Lewis
RB366 River Birch	Dana	Keeling
RB367 River Birch	Joe & Tracy	Cleveland
RB378 River Birch	Joshua Patti Stoner & Pat Myers	Hackworth
RB379 River Birch	Mike & Janice	Murrell
RB390 River Birch	Nathan & Jill	Bailey
RB402 River Birch	Patrick & Heide	Quirk
RB403 River Birch	Ruth Joong & Eum Ah Kiim	Long
RB414 River Birch	Joan	Gerber
RB415 River Birch	Daniel	Malachowski
RB426 River Birch	Derek	Lowrance
RB438 River Birch	Brad & Kelli	Lawrence
RB439 River Birch	Tim & Kim	Moore
RB450 River Birch	Mark & Kim	Rehagen

### *"OLD"NEWS:*



#### RECAP of Membership Meeting – July 17, 2012

Meeting called to order by board president Cristy Meadows.

- Minutes from 4/10/12 membership meeting were read and approved.
- Treasurer's report as of 7/16/12 was presented and approved.
- Report on delinquent dues: 9 owe \$50 special assessment; 11 owe \$60 2012 dues; 2 still owe prior year dues; 4 have overpayments to apply to 2013 dues.
- Cristy gave basin repair project report. Bid is \$8750 and starts next week.
- Children Playing Street Signs have been delayed awaiting possible county 25 mph signs for free.
- Fines for delinquent dues and covenant violations were discussed. Membership present felt we should not impose these fines at this time.
- New ACC committee was presented to the membership: Brad Perryman, Harold Raines & Ian Lewis.
- Jim Collison (5046 Luella) offered to sell the extra lot between his home on YW and FR197 on Luella to the association for \$2,000. It was discussed and membership voted to proceed pending the board's meeting to approve it as well.
- Next quarterly membership meeting will be held on Tuesday, 10/9/12 at 7:00 p.m. at Hickory Hills School commons area.

#### 2012 Architectural Control Committee

Members: Harold Raines  
441 S. Melaleuca  
[HaroldRaines68@yahoo.com](mailto:HaroldRaines68@yahoo.com)  
41-873-2288

Ian Lewis  
355 S. River Birch Dr.  
[Ian\\_A\\_Lewis@fd.org](mailto:Ian_A_Lewis@fd.org)

### **Board Meetings**

Board meetings are held at the selection of the board members as business of the association may require it. Any issue a property owner would like the board to consider may be done by a phone call or email to any of the current board members.

### **2012-2013 Board of Directors**

#### ***President***

Cristy Meadows  
5167 Hackberry  
831-7398  
[cristy.meadows@ymail.com](mailto:cristy.meadows@ymail.com)

#### ***Vice President***

Gerry Link  
5031 E. Cherry Place  
865-4060  
[Even53@sbcglobal.net](mailto:Even53@sbcglobal.net)

#### ***Secretary/treasurer***

Patti Stoner  
379 S. River Birch Dr.  
631-3070 cell  
[pstoner@whitlockco.com](mailto:pstoner@whitlockco.com)

## **WE NEED YOUR EMAIL ADDRESS!**



We currently only have 105 of 163 email addresses for you. If you want more current updates of happenings in your neighbor, PLEASE email us! You also save the association LOTS in postage for dues reminders and newsletters! We are happy to add emails for both spouses, too! We need your telephone numbers as well. Contact Patti Stoner [pstoner@whitlockco.com](mailto:pstoner@whitlockco.com)

*CHERRY HILLS SUBDIVISION PROPERTY  
OWNERS ASSOCIATION, INC.  
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