

February 23, 2015

The Manors at Deer Creek
Homeowners Association
#3 Hollenberg Court
Bridgeton, MO 63044

RE: The Manors at Deer Creek HOA Update

Dear Residents of The Manors at Deer Creek,

The year 2014 was a great year in the Manors at Deer Creek.

As your trustees, we wanted to summarize the highlights of 2014 for all residents and bring everyone up to date on current events.

Financial Status:

First and foremost your HOA is financially sound. Our current bank balance is \$36,272. With annual expenditures of approximately \$22,000, most of which (60%) goes for common ground grass cutting and entrance berm landscaping, this represents approximately 1.5 years of coverage for everyday reoccurring expenses. While this may sound like an excessive amount to some, remember that one large expense such as dredging the lakes or any extraordinary expense can quickly deplete these funds and require the trustees to levy a special assessment. We want to do everything we can to prevent that from happening.

While most residents promptly pay their modest \$200 / year assessment, we have nine residents who still have unpaid assessments, which total \$5,428. Various legal actions are pending including liens and garnishments for each of these delinquent accounts. If you have inadvertently forgotten to pay your assessment, you can call City and Village at (314) 739-4800 to arrange payment.

The Extension of Deer Creek Dr.:

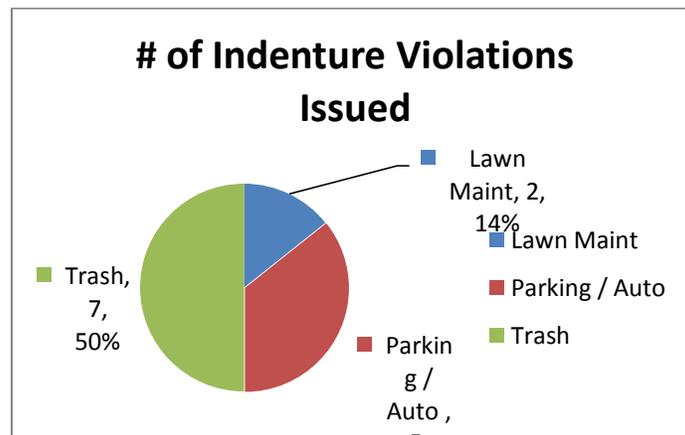
As a reminder and for those of you who may not have received the original letter on the subject, in 2003 a Thoroughfare Plan was published by the City of O'Fallon Community Design Division, a route was planned (and approved by the county) from the current end of Deer Creek Drive through our common grounds to the subdivision directly to the south of The Manors as Deer Creek (Walden Pond).

To be sure, this proposed extension of Deer Creek Drive has been the most controversial issue concerning our subdivision in recent years. As we said in an earlier letter, neither The Trustees of The Manors of Deer Creek or the Trustees of Walden Pond believe we would prevail if we try to stop the project, therefore, our approach has been to negotiate the best sale price with St. Charles County. We can report that, after multiple rounds of negotiation, we have signed a contract to sell approximately .8 of an acre of our common ground to St. Charles County for \$30,387, which is \$9,635 greater than originally offered and very likely much more than what we would have received had we let the County take the property through the condemnation / eminent domain process. Construction is estimated to begin as soon as the weather breaks.

In the meantime, since increased traffic flow is a concern for all residents, we are committed to work with the City of O'Fallon to insure they consider the proper traffic calming measures to effectively deal with any increases in traffic that will occur as a result of this road extension.

Indenture violations:

Although the vast majority of our residents maintain their property in excellent condition and follow the rules of the indenture, we occasionally have reason to communicate with a small percentage of resident who (most of the time unknowingly) are in violation of the conditions of the Indenture and Trust. We do this in order to preserve the property value of all the residents. In the vast majority of cases, residents quickly comply once notified of violations and only on rare occasions do we have to take further actions, which have included legal action.



As you can see the most common violations continue to be not taking trash cans back to the garage after the trash pick-up day and parking on subdivision streets overnight. Please help keep our sub-division looking beautiful and preserve everyone's property value by putting your trash cans away after they are emptied and refrain from parking any vehicles on the street overnight (including visitors).

Architectural changes:

Please remember that prior to undertaking any architectural changes such as installing a fence, changing the facade of your home, putting on a room addition, constructing a deck and or patio, etc., you must first submit an architectural change form that must be approved by the Trustees. This is in ADDITION to obtaining a building permit from the City of O'Fallon. Failure to do this puts you at risk of having to tear down any structure or modification that may have inadvertently not been done in accordance with the indenture. Please protect yourself. For the details of the architectural rules, go to our web site at www.themanorsatdeercreek.com and download a copy of the Indenture of Trust and Architectural Change Forms for the sub-division.

Trustee Status:

Currently there are two unsold properties in The Manors at Deer Creek. As soon as these two properties are sold, per the Indenture of Trust, a new trustee election will be held, which will result in all three Trustee positions being occupied by residents.

Ron Connell
Trustee

Rich Mannebach
Trustee

Laura Greene
Trustee