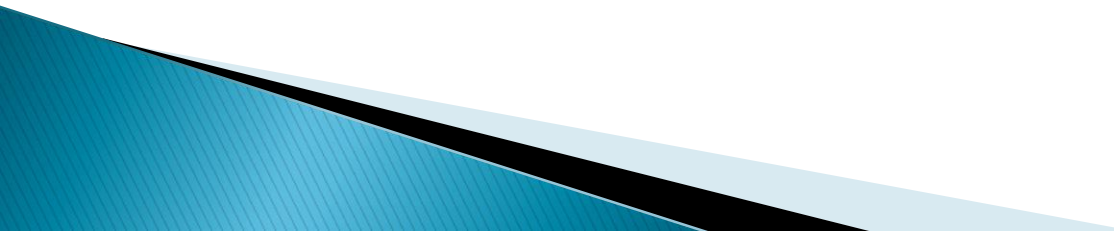
An aerial photograph of a residential community, likely 'The Manors at Deer Creek'. The image shows a winding creek or river flowing through the center of the development, which is surrounded by dense trees and fields. The houses are arranged in a planned, curvy layout. The overall scene is a mix of natural landscape and developed housing.

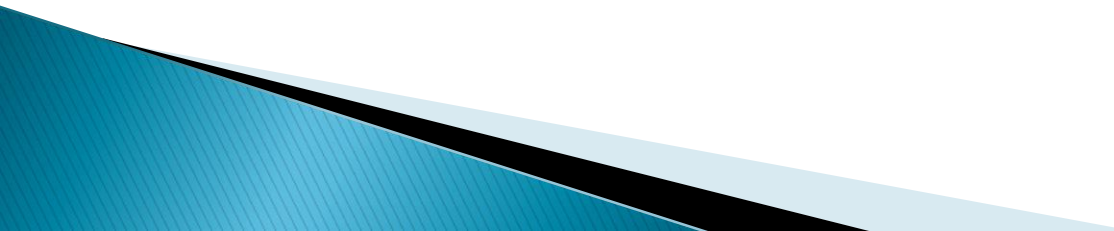
The Manors at Deer Creek HOA Meeting March 7, 2022

Agenda

- ▶ Information Share from O'Fallon Public Works and O'Fallon Police Departments
 - ▶ Financial Summary
 - ▶ Trustee Activity
 - ▶ Web Site and Users Group Info
 - ▶ Trustee Election
 - Nominations and Voting
 - ▶ Information from your City Council Members
 - ▶ Questions
- 

Receipts 2021

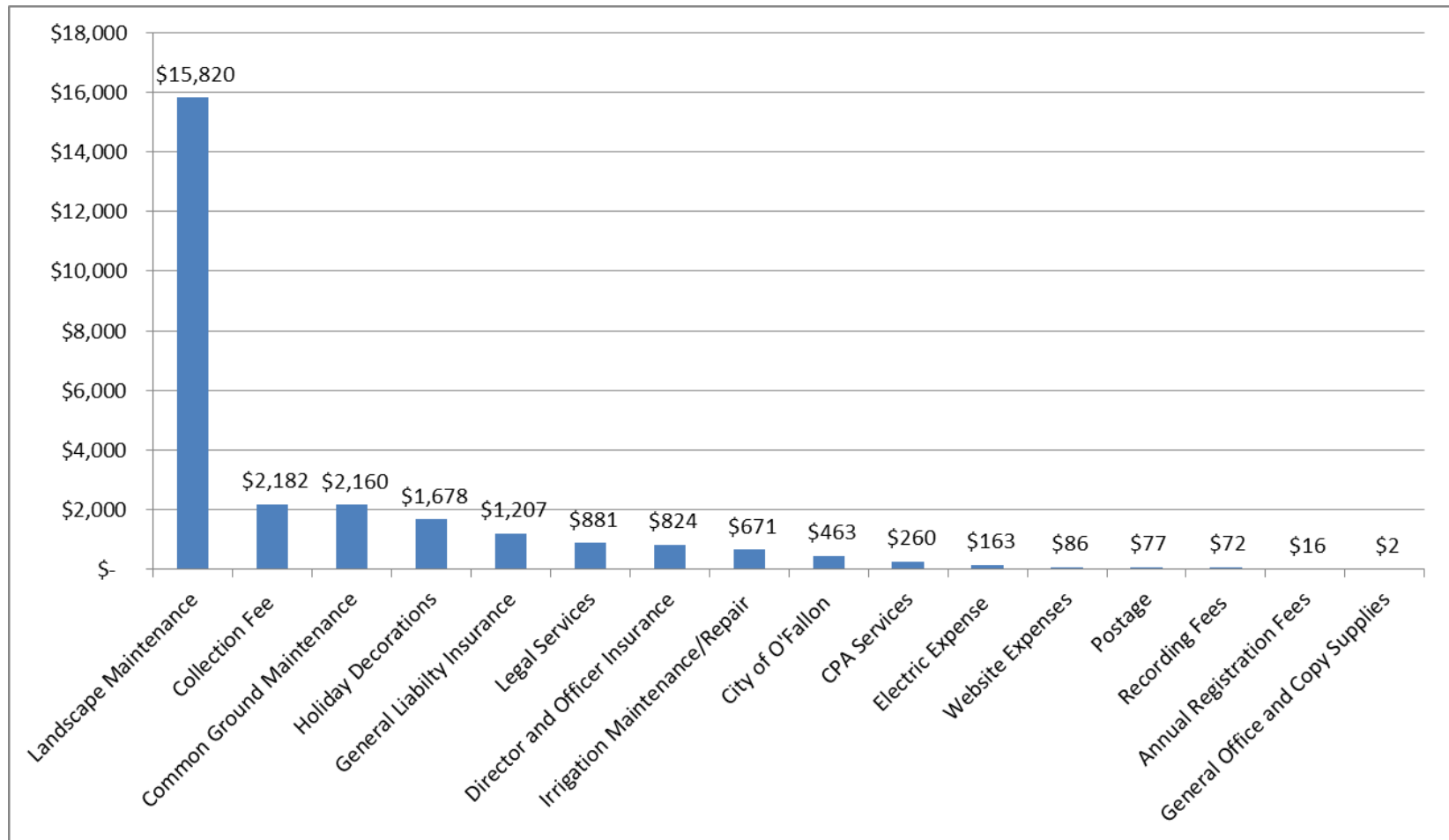
▶ Assessment	\$27,200
▶ Interest	\$75
▶ Recording and Releasing	\$55
▶ Total Receipts:	\$27,330
▶ Total Disbursements:	\$26,563
▶ Net Change:	+\$767
▶ Balance as of 12/31/2021:	\$66,466



Disbursements 2021

Landscape Maintenance	\$	15,820
Collection Fee	\$	2,182
Common Ground Maintenance	\$	2,160
Holiday Decorations	\$	1,678
General Liability Insurance	\$	1,207
Legal Services	\$	881
Director and Officer Insurance	\$	824
Irrigation Maintenance/Repair	\$	671
City of O'Fallon	\$	463
CPA Services	\$	260
Electric Expense	\$	163
Website Expenses	\$	86
Postage	\$	77
Recording Fees	\$	72
Annual Registration Fees	\$	16
General Office and Copy Supplies	\$	2

2021 Distributions



Trustee Activity

Last 12 Months

- ▶ 9 Indenture Violation Letters Issued
 - 1 Fence Installation
 - 4 Vehicle Parked in Street Overnight
 - 1 Vehicle in Disrepair in Driveway
 - 2 Lawn Clippings
 - 1 Pool
 - ▶ Numerous Fence Approvals Issued
 - ▶ Web Site domain renewed
 - ▶ Taxes Filed
 - ▶ Corporation Not for Profit Status Renewed
 - ▶ Entrance Berm and Common Ground Maintenance
 - Christmas Lighting
 - Sprinkler repair
- 

Trustee Legal Activity

- ▶ Annual Assessment to remain at \$200 for 2022.
 - Bills mailed in July, due in August
- ▶ Three year overdue assessment
- ▶ Unapproved fence installation.
 - The HOA will recoup all legal expenses via liens and or garnishment as a result of pursuing the above legal actions.

O'Fallon Information

Street Creep

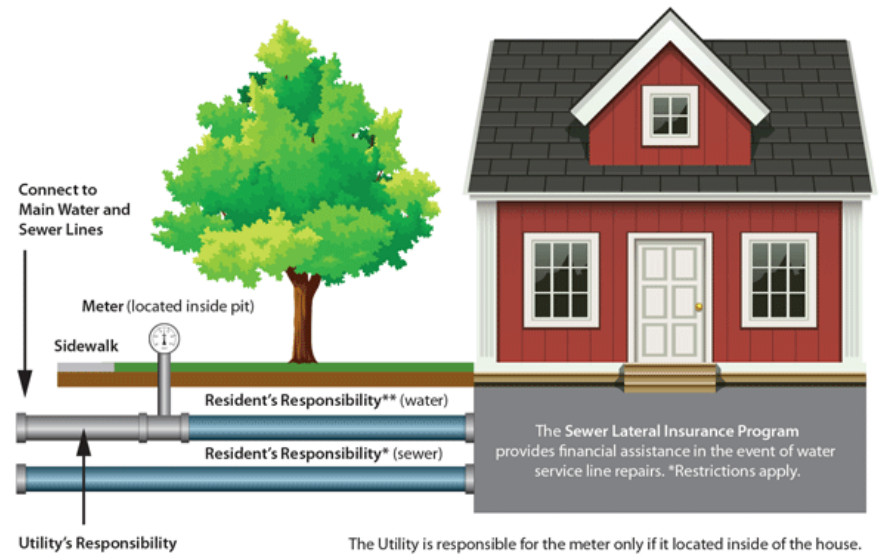
- ▶ Street Creep occurs when the street pushes the driveway into the foundation of your home, causing significant damage to the foundation. It is most likely to occur at a “T” intersection. If you believe your home may be experiencing street creep, contact
 - Contact Rob Kraatz
 - Street Maintenance Supervisor
 - 314-280-2248



O'Fallon Information

Lateral Sewer Line Clog

- ▶ What do I do if I think I have a problem?
- ▶ The first step is to submit the application and hold harmless agreement along with your last year's paid Real Estate tax receipt, and a \$400.00 non-refundable application fee. The City of O'Fallon will perform a video inspection of the sewer lateral. The video inspection is needed to verify the nature and location of the defect.
- ▶ To provide the highest level of service to our residents, the City has an in-house crew to perform all phases involved with the program. Services may include video inspection, lateral line location and repairs, if the defect is eligible under the program.



*See www.ofallon.mo.us/sewer-lateral-insurance-program for complete program details.

**Go to www.ofallon.mo.us/water-service-line-insurance-program to learn about the Water Service Line Insurance Program.

Ward 5 Councilmembers

Debbie Cook

1275 Pinehurst Club Court
O'Fallon, MO 63366
636-379-5588
dcook@ofallon.mo.us

Term ends: April 2022



Ron Connell

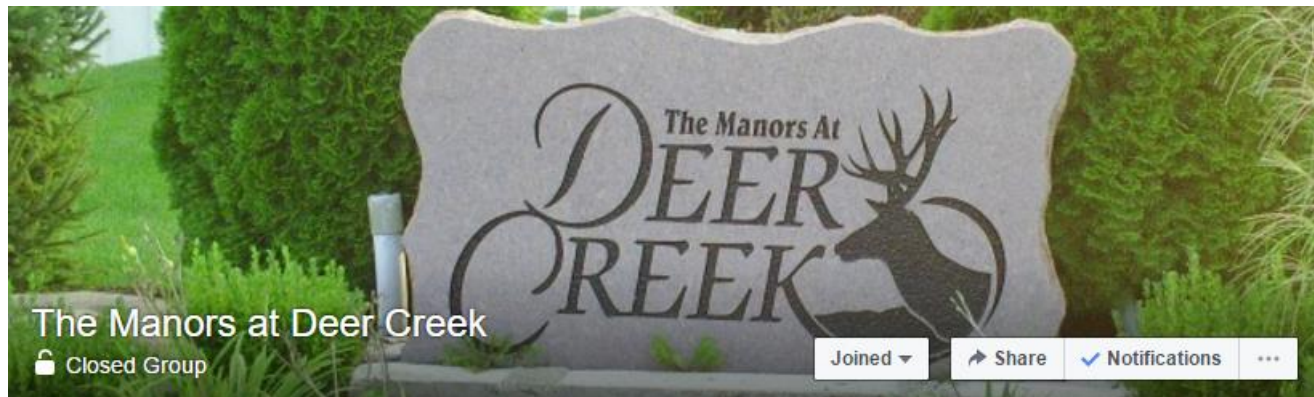
1118 Water View Lane
O'Fallon, MO 63366
Phone number coming soon
rconnell@ofallon.mo.us

Term ends: April 2023



Media

- ▶ <https://www.ofallon.mo.us/>
- ▶ www.themanorsatdeercreek.com
- ▶ <https://www.facebook.com/groups/464394183720710/>



Questions

