



Hello, neighbors.

Stonewater homeowners and renters are residents of the city of Herculaneum. Don't be confused about that because Stonewater is in the Pevely ZIP code.

Residents are also members of the Stonewater Homeowners Association. The only exceptions are properties built before November 2011. Those homes can join the HOA at any time.

Stonewater residents are obliged to follow the HOA indentures, a copy of which can be downloaded from StonewaterPevely.org. Use this link to download them as a .PDF:

<http://www.stonewaterpevely.org/files/document/529251643>



HOA members need permits to build pools, decks, fences, sheds, solar panels and other structures.

REMINDER: Chain link fences are prohibited.

Follow these steps BEFORE work begins:

– **One, get a permit from Herculaneum.** Find a permit application here:

<http://cityofherculaneum.org/Permits.html>

Or call the Herculaneum Building Department: 636-475-4447

– **Two, get a permit from HOA trustees.** Link to this .PDF:

<http://www.stonewaterpevely.org/files/document/52926983>

The City of Herculaneum Building Department reminds all residents that most building and remodeling projects require permits. All projects involving framing, plumbing and electrical service require permits. For more information, contact the Building Department at 636-475-4447.

Herculaneum's building inspector will check work in progress and again once work is done.

An HOA permit doesn't require inspections.

HOA regulations prohibit chain link fences. There are consequences for failure to follow city and HOA regulations on structure installations. HOA regulations also prohibit riding saddle-style all-terrain vehicles on

Stonewater streets, and all motor vehicles on Stonewater common ground. Side-by-side utility vehicles are permitted if owners follow Herculaneum regulations.

Section 340.245 Special Permits for All-Terrain Vehicles.

[Ord. No. 03-2009 §3, 1-12-2009]

Special permits for all-terrain vehicle operation shall be issued only to licensed drivers for special uses on the streets within the City limits. A fee of fifteen dollars (\$15.00) shall be collected and retained by the City for such permit.

Annual HOA dues

HOA fees for 2024 are due before April 1. To pay contact Ernst Management, 314-221-4380; or <https://www.ernstmanagementservices.com>. HOA members received notice of assessment in December, along with an annual statement of expenditures.

At the end of 2023, more than a dozen Stonewater residents had not paid their obligated \$350 annual dues. Interest is charged to all late accounts. Delinquent homeowners were informed by mail. If you have not paid your 2023 or 2024 dues, contact Ernst Management to discuss forms of payment.

Total 2023 payments overdue, including subdivision fees, liens, bankruptcies and judgments, were more than \$7,000.

HOA dues pay for grass cutting in common areas, plowing and salting of streets when needed, upkeep on the retention pond on Rolling Stone and street lighting. Common ground includes plots adjacent to Stonewater streets and sections along Festus-Horine Road, and the lake between Waters Edge Way and the Joachim River. Property owners are responsible for lawn maintenance of their homesites.

What do your dues pay for? Here's a breakdown from the 2024 assessment letter:

- **Street lights**, \$8,809. With Phase 3 open, all Stonewater streets have lights.
- **Maintenance of common areas**, including mowing, \$14,705

- **Snow removal and salting for Stonewater streets, \$4,708**
- **Retention pond fountain, \$3,526**
- **Administrative fees (including insurance), \$14,650**

NOTE: Expenses are through November 2023.

About Stonewater streets



For the third consecutive year, trustees approved the expenditure of \$30,000 for repair of Stonewater streets.

In 2023, Sweetens Concrete Services replaced large sections of Stonewater Drive.

The oldest and most heavily traveled street in the subdivision, Stonewater Drive went about 20 years without repairs.

In 2024, trustees anticipate repairs will be needed to bring streets up to standards for acceptance by the City of Herculaneum. The process of street dedication is under way. City public works officials will examine the streets and determine how much repair and replacement remains. Once city assessment is complete, residents will be informed on which sections will be replaced.

After the streets are dedicated to the city, Herculaneum parking regulations will take effect. Expect to see parking prohibited on one side of most streets. Per city ordinances, streets must be open to allow unencumbered access by emergency vehicles and service trucks, including trash haulers and snowplows.

Residents are reminded to move vehicles off streets when snow removal and salting are required. Residents will be notified before plowing and salting takes place. Generally, plowing begins when snowfall reaches 2 inches.

When parking on streets, allow 10 feet before and after mailboxes. This gives the postal carrier clear access for deliveries. Carriers are forbidden to back up.

Do not park within 15 feet of intersections. Avoid parking across from driveways.

City regulations will require parking with the vehicle's right wheels to the curb.

For complete Herculaneum traffic code information, visit:
<https://ecode360.com/38096738#38096738>