



Hello, neighbors.

Get in on the subdivision yard sale scheduled for April 27. For information, check Jessica Kathleen's posts on the Stonewater Facebook pages.

Remember: Herculaneum requires permits for yard sales. Permits are free and valid for two sales per year per address. Get yours by downloading:

<http://cityofherculaneum.org/Forms/Application%20for%20Yard%20Sale%20Permit.pdf>

## Covenant revisions

Revisions have been made to the document that sets guidelines for Stonewater residents. A copy of the Covenants, Conditions, Reservations and Restrictions can be found at the following address:

<http://www.stonewaterpevely.org/files/document/529280226>



The original covenant document was filed with Jefferson County in November 2011. Amendments were filed with the county in January 2024. The link above opens the original document and the amendments in a .PDF file. The amendments are at the bottom of the document. Please take time to read and review the covenants and amendments.

– **Every homeowner is a member** of the homeowners association. Membership is mandatory and automatic.

– **Homeowners sign legal documents** at the time of closing to agree to abide by the covenants. Annual dues payments are part of the obligation.

– **The Stonewater Homeowners Association** is a nonprofit corporation in good standing with the Missouri Secretary of State. It covers all homes in Stonewater Subdivision built after November 2011.

Read the Covenants, Conditions, Reservations and Restrictions:

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

This document is available on the HOA website, **[www.stonewaterpevely.org](http://www.stonewaterpevely.org)**

– **The HOA exists** to protect the value of members' property and preserve the nature of the community.

– **Annual dues of \$350** pay for services that benefit all HOA members. These include street lights, snow removal and maintenance of common areas. These do not cover services provided by Herculaneum or by school, fire and ambulance districts.

– **Dues are payable after Jan. 1 of each year**, with a grace period through March. Dues are delinquent if not paid before April 1.

At the closing of 2023, 18 residents owed all or part of their dues and other fees. The amount overdue was \$7,194.64. Fees were assessed to those late accounts. Including 2024 dues, those totals as of March 1 stood at 125 residents and more than \$71,000.



What do your dues pay for? Here's a breakdown from 2023:

- **Street lights**, \$9,836.10. All Stonewater streets now have lights.
- **Maintenance of common areas**, including mowing, \$17,225
- **Snow removal and salting** for Stonewater streets, \$4,707.50
- **Liability insurance**, \$2,108
- **Street repairs**, \$31,604.22
- **Administrative fees** (including insurance), \$13,464.14

The past two years, HOA money paid for installation and maintenance of a fountain to aerate of the retention pond along Rolling Stone Boulevard. That amount includes treatment to control mosquitos, eliminate unwanted aquatic plants and keep water suitable for fish and other water life. The fountain is removed each winter for maintenance and storage. It will be returned to service in March. Cost in

2023 for fountain and water maintenance was \$499.20. Electricity to power the pump was included in monthly payments to Ameren UE.

– **HOA board trustees** include volunteers Joe Humphrey and Ray Slover. Trustees hired Ernst Management Services to handle HOA business operations.

Questions regarding the Stonewater Homeowners Association may be addressed through Ernst Management Service, 314-221-4380.

## Money matters

Stonewater trustees are preparing for another series of street repairs which should bring them closer to dedication to the city of Herculaneum. This will mark the fourth consecutive year of replacement of concrete that in some cases was poured more than 20 years ago. Thus far, repairs have cost about \$30,000 a year.

These repairs are paid with HOA dues.

Annual membership dues are \$350. As of March 1, **125 HOA homeowners had not paid their 2024 dues or overdue amounts**, some of which are two years behind. Payments made before April 1 will not be subject to penalty. However, Stonewater covenants set an assessment of 10 percent per annum for owners who do not pay before April 1.

Delinquent HOA residents face possible legal action for dues payment.

All HOA members received notice of dues in December 2023. To pay dues or make arrangement for payments, contact Ernst Management Services, 314-221-4380.

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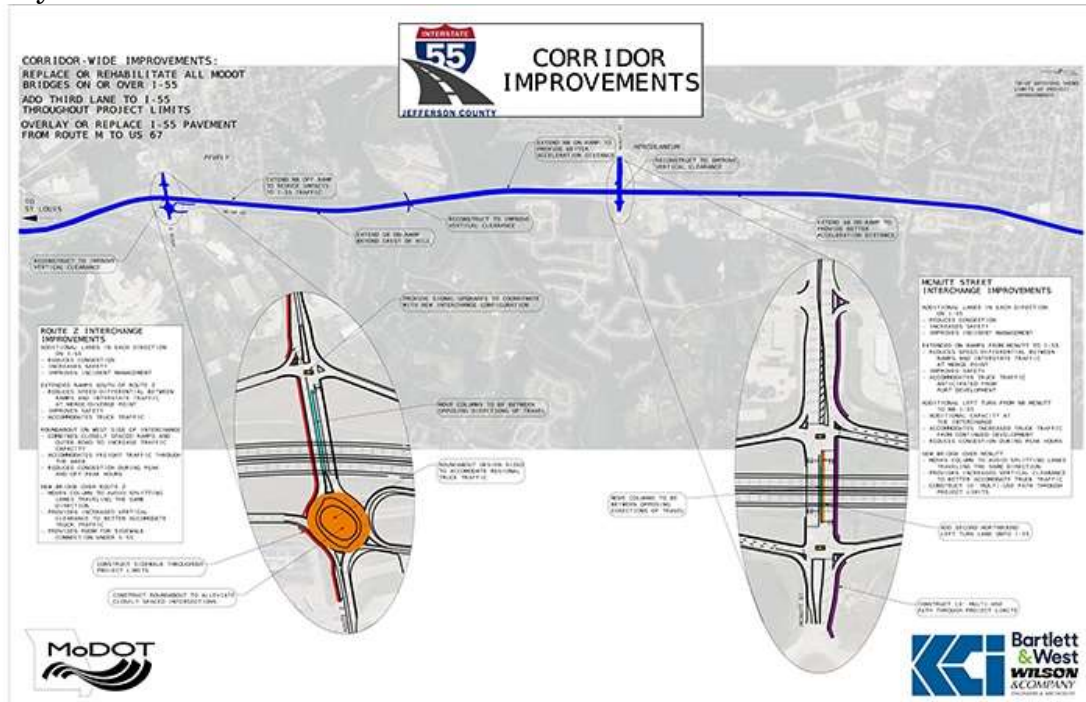
**Work continues on power line updates** along Cherry Lane between Hwy. Z and Horine, with road closures expected for several more weeks. Expect traffic restrictions between 8 a.m. and 2 p.m. weekdays. Ameren contractors also have closed the street just south of the Burlington Northern tracks as they complete a substation improvement. There has been little or no notice provided by Ameren.

**Meanwhile, the Missouri Department of Transportation** and its contractors are in the early stages of improvements to I-55. That work will include installation of traffic lanes and bridge replacement from just north of Hwy Z to south of the I-55 interchange at U.S. 67.

At this time, MoDOT officials say construction on the Hwy. Z interchange is likely

in 2025. That includes the railroad bridge north of the interchange, the bridge over Z and a roundabout for southbound traffic at Z.

The I-55 improvement project has a budget of \$246 million and will widen the highway to six lanes to U.S. 67.



In all, 27 bridges will be replaced, renovated or built in the 12-mile project. In addition to the railroad bridges and Hwy. Z overpass in Pevely, the Herky-Horine Road bridge near the racetrack will be replaced. Also expect lane and deck work on the McNitt Street bridge.

MoDOT targets December 2026 for completion of the I-55 corridor improvement project.

For more information go to <https://www.modot.org/interstate-55-corridor-upgrades-jefferson>

**Last but not least,** Herculaneum and Jefferson County have issues for voter consideration on the April 2 ballot. Herculaneum residents vote at the AmVets Post at 690 Joachim Avenue. Up for vote: Ward III alderman and tax issues.

Find a sample ballot at:

<https://www.jeffcomo.org/DocumentCenter/View/17534/April-2-2024-General-Municipal-Election-County-Wide-Sample-Ballot>