



Hello, neighbors.

It's time to share information regarding the Stonewater Homeowners Association.

Such as:

– **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.

– **The Stonewater Homeowners Association** is a nonprofit corporation in good standing with the Missouri Secretary of State. It is governed by Covenant, Conditions, Reservations and Restrictions on record with Jefferson County as of November 2011. Residents

must abide by the community association's rules and regulations.

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**

– **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.

The HOA board of managers, or trustees, are volunteers Joe Humphrey and Ray Slover, and Michelle Isakson of Lindbergh Properties. Trustees hired Ernst Management Services to handle HOA business operations.



What do your dues pay for? Here's a breakdown from 2021:

- **Street lights**, \$7,103
- **Maintenance of common areas**, including mowing, \$ 11,630
- **Snow removal and salting** for Stonewater streets, \$11,513
- **Required insurance**, \$1996
- **Street repairs**, \$29,290

– **Administrative fees** (including insurance), \$11,227

The past two years, HOA money paid for repairs on the community lake dam. Repairs in 2020 were unsuccessful, leading to a bigger problem. Erosion exposed Stonewater's main water supply and sewer removal lines. Trustees reached agreement with Herculaneum officials to split costs on a repair designed by a city engineer and performed by the city public works department. That cost \$26,735.

In 2021, Stonewater Homeowners Association income was \$63,814 through member dues, fines, late fees and legal fees. Subdivision operating expenses were \$97,583. The HOA ended 2021 with total assets of \$56,888.37.

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

Last word

Annual membership dues are \$350. About 50 percent of Stonewater residents have paid their 2022 dues. 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.

All HOA members received notice of dues in December 2021. Dues can be paid directly through checking or savings accounts, in addition to checks. To learn how, contact Ernst Management Services, 314-221-4380.