

July 6, 2022

To All Silver Pine Ridge HOA Homeowners:

NOTICE OF SPECIAL MEETING OF ALL SILVER PINE RIDGE HOMEOWNERS TO BE HELD ON WEDNESDAY, AUGUST 10, 2022 AT 6:30 PM IN THE CUL-DE-SAC AT THE END OF COTTAGE GROVE DRIVE.

BRING A LAWN CHAIR. MEETING WILL END AT 8:30 PM.

Items to be presented:

- Resignation of President of HOA Board
- Need for new HOA Board Members nominations and voting at Annual Meeting in November 2022*
- 131 Failed Slope status
- Dead tress in the subdivision creeks and on personal property
- Urgent need for a Special Assessment Fee to cover the HOA Budget and unexpected costs
- Review the Solar Panels approval & other Indentures
- Present the need to increase the Annual Assessment Fee in November
- Present option of Silver Pine Ridge subdivision having a Property Management company handle business

Your HOA Board is currently working on developing an Indentures Violations and Penalties process which will be announced at the November 2022 Annual Meeting.

*Once again, if there is no interest in holding any of the open positions on the HOA Board, we will be forced to disband the HOA Board and turn over all of the Silver Pine Ridge subdivision business to a management company.

Respectfully submitted,

Joe Frame, Acting Chairperson & Treasurer, HOA Board

Jeanne Anglin, Secretary, HOA Board

SOLAR PANELS

Missouri Senate Bill 820

RESTRICTIVE COVENANTS - RENEWABLE ENERGY (Sections 442.404 and B)

This act specifies that no deed restriction, covenant, or similar binding agreement running with the land shall limit or prohibit the installation of **solar panels** or solar collectors, as defined in the act, on the rooftop of any property or structure.

A homeowners' association may adopt reasonable rules regarding the placement of solar panels or solar collectors to the extent those rules do not prevent the installation of the device or adversely affect its functioning, use, cost, or efficiency.

These provisions shall apply only with regard to rooftops that are owned, controlled, and maintained by the owner of the individual property or structure.

These provisions shall take effect January 1, 2023. (Section B).

[Missouri Senate passes bill addressing HOA solar panel restrictions | KTLO](#)

Silver Pine Ridge HOA Solar Panel Restrictions:

- Solar system is professionally and permanently installed by a licensed, insured, and experienced company.
- Solar system is only installed upon the rear facing exterior roof of the home. No side yard or front yard facing panels are permitted.
- Layout of the solar panels are simple rectangular shapes.
- Color of panels is neutral or roof match tone.
- Height to bottom of the solar panel is not more than 5 inches above the existing roof surface and panels are of a low profile, single position, non-rotating design.
- Wiring, batteries, and power transfer panels are installed interior to the home.
- The install conforms to the City of Wentzville building/install standards including a 3'-0" wide pathway around the perimeter of the solar panels to allow access for firemen in case of a fire.
- Solar panels and any support structure for the solar system are not installed on the exterior walls of the home, deck, or garage area.
- Solar panels and system components are not installed on the patio or in the yard area of the home.
- A copy of the approved City of Wentzville solar panel permit must be submitted to the HOA Board by the homeowner.
- Temporary set up and use of emergency portable solar panel systems are permitted in the yard or patio of a home during power shortages or power outages. Emergency portable solar system testing of panels are permitted in the yard or patio of a home not to exceed 7 calendar days per year.

GRASS CLIPPINGS, LEAVES, SHRUB TRIMMINGS, TREE LIMBS, DEAD TREES, AND PLASTIC BAGS CONTAINING THESE ITEMS

June 27, 2022

TO ALL SILVER PINE RIDGE HOMEOWNERS:

The Silver Pine Ridge Homeowners Association (SPR HOA) has deemed it necessary to communicate and stress to all homeowners the importance of adhering to the following instructions we received from the civil engineering company that evaluated the failed slope in our subdivision. Since the SPR HOA has learned that ALL homeowners in the SPR subdivision, regardless of their lot location, are responsible for ALL the common ground, the HOA Board asks that you *please*:

Stop dumping grass clippings, leaves, shrub trimmings, tree limbs and dead trees **OR** plastic bags containing these items, on the hillsides, in the creeks, and on the HOA common ground behind your lot. This is the worst thing to do because it takes a very long time for this material to decompose. It kills the natural ground cover, causes erosion problems, and blocks the natural flow of the runoff water from the streets.

PINEWOOD ESTATES PLAYGROUND AND PARKING SPOTS

June 27, 2022

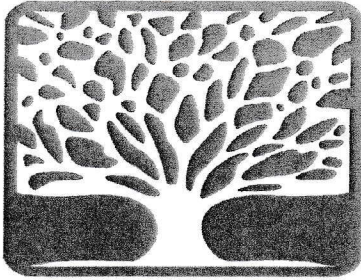
The Silver Pine Ridge HOA Board received a complaint from our neighboring subdivision, Pinewood Estates, that some of our residences have been using the parking spots at their playground as long-term parking spots.

The playground is **NOT** part of our subdivision, and as of now, we do **NOT** have permission to use it.

The parking spots at the playground are **NOT** our parking spots.

Please be aware that we have been told they will be erecting No Parking signs and Vehicles Will Be Towed signs at their playground.

Beware - park at your own risk !!!



OLI Outdoor Services Inc

SILVER PINE RIDGE SUBDIVISION

QUOTE TO REMOVE DEAD TREES

6-27-2022

ON HOA COMMON GROUND/CREEK PROPERTY

115 Pinewood Trails---- Remove 1 dead tree---\$2500

125 Pinewood Trails ----Remove 2 Dead trees---\$2200

131 Pinewood Trails ---Remove 1 Dead tree---\$1500

137 Pinewood Trails ---Remove 2 Dead trees ---\$1900

140 Pinewood Trails---Remove 3 Dead trees---\$4500

157 Pinewood Trails---Remove 2 Dead trees---\$1800

212 Redman Pines Dr---Remove 2 Dead trees---\$2800

216 Redman Pines Dr---Remove 2 Dead trees---\$1800

220 Redman Pines Dr---Remove 2 Dead trees---\$2600

221 Redman Pines Dr---Remove 1 Dead tree---\$3000

312 Edgefield Ct ---Remove 5 Dead trees--- \$8000

425 Cottage Grove Dr---Remove 3 Dead trees---\$2800

421 Cottage Grove Dr ---Remove 2 Dead trees---\$2200

***Remove Dead limbs and trees over side of Edgefield walk ---\$3500

Total SPR HOA is responsible for --- \$41,100

ON PERSONAL PROPERTY

104 Pinewood Trail ---Remove 2 Dead trees ---\$2900
115 Pinewood Trail--- Remove 1 Dead tree---\$2500
119 Pinewood Trails---Remove 4 Dead trees ---\$4500
125 Pinewood Trails---Remove 1 Dead tree---\$1500
132 Pinewood Trail---Remove 1 Dead tree---\$1500
137 Pinewood Trail---Remove 1 Dead tree--\$1800
50 Deerfield Ct----Remove 1Dead tree---\$1500
45 Deerfield Ct----Remove 1 Dead tree---\$1200
43 Deerfield Ct--- Remove 1 ½ Dead tree---\$1500
424 Cottage Grove Ct---Remove 1 Dead tree---\$3000
429 Cottage Grove Ct---Remove 3 Dead trees---\$2800

Total PERSONAL PROPERTY OWNERS are responsible for --- \$24,700