

Dear Property Owners of SILVER PINE RIDGE HOA

The HOA Annual Meeting has been scheduled for Monday, November 14, 2022 from 6:30 pm to 8:30 pm, at the Wentzville City Hall, Council Chambers, 1001 Schroeder Creek Blvd. Lobby doors open at 6 pm. The agenda will include the following:

- Tree service/maintenance update
- Flagpole for homeowners' discussion
- Trashcan discussion
- Vote to amend indentures for solar panel section
- Vote to increase the annual dues
- Vote on fines for indentures violations

The HOA covenants require Board members to be elected annually. Interested owners are encouraged to apply for any of the three positions of Chairperson, Treasurer, and Secretary for 2023. The time commitment *should* be minimal but can increase due to unforeseen circumstances. All business conducted in 2022 was completed by postal mail, email, text messaging, and phone calls except for the special meeting held on Cottage Grove Court and the Annual Meeting.

The term of a Board member is January 1, 2023 until December 31, 2023. It is very important to have our three Board positions filled otherwise HOA business cannot be completed. **If you can offer your time to serve the HOA, please complete the postcard that was mailed to you a few weeks ago.** The 2023 Board member ballots will be mailed back out as soon as possible. New Board members will be introduced at the Annual Meeting on November 14, 2021.

In the event you wish to attend the HOA Annual Meeting remotely, simply send an email to ***silverpineridgehoa@gmail.com*** by November 5, 2022, and we will send you a Zoom Meeting link invitation. This will allow you to view the meeting from anywhere using an internet connected device such as a laptop, cellphone, tablet, etc.

Please email the Board with HOA questions, suggestions for annual meeting agenda items, or concerns at the email address: ***silverpineridgehoa@gmail.com***.

Thank you for your time and have a great day!

Joseph Frame

HOA Chairperson & Treasurer

Discussion topics and items that will need to be voted on at the annual meeting.

Topics

- Tree service
 - We're in talks with another tree company for some guidance
- Flagpole
 - Current indentures do not specifically address flagpoles
 - Per the Freedom to Display the American Flag Act of 2015 the HOA can restrict the following: time, place, and manner
 - The board is asking for input and feedback to draft an amendment to the indentures
- Trash cans on the side of a house
 - Per our indentures, trash cans are not to be visible from the FRONT of the house
 - Several houses have cans on the side of their garage. As of now we've taken the approach that if your trash cans aren't visible from your mailbox, they're fine.
 - Should work on an amendment to the indentures to specifically address this issue
 - If trash cans are to be stored on the side of the house/garage, a fence needs to be erected to cover the majority of the trash cans
- Solar Panel amendment ***This will require a vote***
 - **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 along the top of the roof and down each side of the roof in order 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.

- Increase annual dues ***This will require a vote***
 - Our annual costs are increasing; insurance, and mowing have increased
 - We're proposing to increase dues to a minimum of \$250 per year, up from \$200. Increasing the dues until we have \$50k in the bank. \$50k is what a management company has told us they would push us to have if they took over.
 - With more money in the account, we can easily absorb issues that arise without the need for a special assessment.
 - Please give this item special attention, this is a necessity.
- Fines for indenture violations amendment ***This will require a vote***
 - As of now we have no penalty for indenture violations, we're proposing the following to start
 - All of the fines and actions below will be for future violations. We will not be enforcing past infractions by homeowners.
 - First and Second violation is a letter sent to the homeowner informing them that they are in violation. They will have 30 days to correct the action.
 - Third violation will be a \$20 fine. This fine will be effective after 30 days from the second violation letter.
 - Fourth through Sixth violation will be a \$30-\$100 fine, at the discretion of the board.
 - Seventh through Tenth violation will be a \$120-\$500 fine, at the discretion of the board.
 - Ongoing violations beyond the Tenth will be at the discretion of the board, and could include legal action if necessary.