

Hello, neighbor. You are receiving this newsletter as a resident of the Stonewater subdivision and as a member of the Stonewater Homeowners Association. It's been awhile since your board of trustees has offered a newsletter about the neighborhood, its activities and its issues. We promise to be more diligent in keeping you informed.

Several topics will be addressed in this newsletter.

- **What a homeowners association is** and what it does.
- **What a management company is** and what it does.
- **What the Stonewater Homeowners Association website provides**, how you can sign up and where to find it.
- **An update** on where you live and services provided.

While residents might know information on these topics, it's a good time to offer a refresher and to bring attention to them to our many new residents.

But first, some information about a current problem.

All-terrain vehicles, or ATVs, are **prohibited** on all Stonewater streets and common areas, and on undeveloped properties. There have been numerous complaints about particular ATVs and their operators. These complaints are being examined by homeowners association trustees and the management company. There will be further information about this problem and a solution as it becomes available. The situation is of great concern and is being addressed.

A bit of history about Stonewater

Since development began in 2006, Stonewater has seen numerous changes and growth. What 14-year-old hasn't? The biggest change affecting the subdivision as it exists came in 2011, when Serendipity Development Corporation took ownership. You might know it as Lindbergh Properties Construction.

Serendipity filed a Declaration of Covenants, Conditions, Reservations and Restrictions for Stonewater Subdivision. That document was received and recorded by Jefferson County in November 2011. You can find a copy of the document in PDF for at:
http://docs.neighborhoodlink.com/resources/529251643/STONEWATER_COVENANTS.pdf?AWSAccessKeyId=AKIAJODKKJAWTTFD34BQ&Expires=1602874020&Signature=e7QyQSWCUH3cfSCigaL%2BKg7ko6Y%3D

Since that time, Stonewater grew from about 20 homes from previous builders and developers to more than 100. Section 2 opened this year with rapid home construction. Section 1 has lots remaining but is near completion. Section 3 is platted but remains undeveloped.

Covenants address architectural guidelines, property owner duties and responsibilities, subdivision management and your rights regarding the HOA.

So what is the Stonewater Homeowners Association?

You are the HOA.

Under the covenants document Stonewater Homeowners Association was incorporated and a board of managers was created. The board consists of at least three members, all volunteers. At present they are Joe Humphrey, Sheila Price and Ray Slover. James Pope leads the beautification committee; Jennifer Holshauser leads the welcome committee.

The covenants document makes it clear that **all homeowners in Stonewaters are members of the association**. All property owners have voting rights, one vote per lot.

The current status of the board will remain effective until all lots are sold. At that time, an election of managers will be held.

Managers are responsible for disbursement of funds to pay for:

- **Street lights and signs**
- **Snow removal**
- **Insurance to protect properties owners in case of legal action**
- **Street maintenance**
- **Maintenance of common areas**

To better perform its duties, Stonewater managers (or trustees) **this year hired Ernst Management Services LLC**. Ernst is not an HOA company; it is an administrator that works with homeowners associations. Renee Ernst takes an active role in auditing and accounting of Stonewater funds, and in enforcing covenant regulations.

To learn more about Ernst Management, visit its website:

<https://www.ernstmanagementservices.com/>

Did you know? There is a Stonewater Homeowners Association website. Find it at:

<http://www.stonewaterpevely.org/>

All property owners are encouraged to sign up for membership and access to the website. Just click and follow the instructions. Among helpful information available is the **PDF of the covenants**.

ABOUT STONEWATER

Your subdivision grows daily, with homes being built in Sections 1 and 2. Streets open are Stonewater, Rolling Stone, Waters Edge, Living Water, Waterfall Way, Watering Stone and Living Stone. Those streets contain two roundabouts and three cul-de-sacs. There is a lake behind homes along Waters Edge and two ponds.

Herculaneum annexed Stonewater and is responsible for police protection, as well as providing water, sewer and trash services. Stonewater streets will be accepted for city maintenance at a later date.

Reminder: Trash is picked up every Friday, except for weeks with national holidays. Recycling is highly encouraged, and pickup is every other Monday, except for weeks with national holidays. For more information, contact **Waste Connections** at 636-321-2100.

So why do you have a Pevely mailing address? Postal services areas predated Herculaneum's annexation. Stonewater is in Herculaneum but is not served by the Herculaneum post office. Your ZIP code is 63070, the Pevely post office.

Stonewater is in the **Dunklin school district**, which covers Herculaneum, Pevely and surrounding unincorporated areas. Students are also served by **Jefferson College**, located in Hillsboro off Hwy. 21.

In addition to **Herculaneum police**, emergency services are provided by the **Dunklin Fire Protection District** -- that's its station on Hwy. Z -- and the **Joachim Platin Ambulance District**.

Calls for emergency services are made to 911 through **Jefferson County 911 Dispatch**.

The community lake provides fishing opportunities, access to Joachim Creek and a hiking path via gateways off Waters Edge. If you are a nature lover, you may see deer and geese near the lake. If you are lucky, you also might see migrating ducks as well as eagles and hawks.

THIS REMINDER

All residents are encouraged to sign up for and use the **Stonewater Homeowners Association webpage**. It is being updated to provide more valuable information. The address:

<http://www.stonewaterpevely.org/>

The site includes a link to Stonewater covenants in PDF form:

http://docs.neighborhoodlink.com/resources/529251643/STONEWATER_COVENANTS.pdf?AWSAccessKeyId=AKIAJODKKJAWTTFD34BQ&Expires=1602878996&Signature=uN6NVuehr1wYuFKz0mFZuPH8VQ%3D

There also is a contact page:

http://www.stonewaterpevely.org/contact_list

Thanks for reading. We'll be in touch again soon.