



Hello, neighbors.

How much do you know about the Stonewater Homeowners Association?

Let's begin with the basics. All owners of homes built since 2011 were required to sign HOA agreements at closing. These are binding legal documents. Residents are obligated to follow guidelines on structural features, residential appearance, and occupation and property use.

Find a copy of the Covenants, Conditions, Reservations and Restrictions declaration at the following URL: <http://www.stonewaterpevely.org/files/document/529251643>

The Stonewater Homeowners Association is a non-profit organization as registered by Jefferson County. It also calls for a board of trustees to make decisions, approve contracts, provide permits and make payments for subdivision services. Trustees are volunteers and all volunteers are welcome. Please contact Ernst Management at 314-221-4380.

All residents are members of the HOA -- except for owners of more than a dozen homes that were erected by a previous developer. Those homeowners are welcome to join the HOA.

Stonewater HOA is a housing management or service-delivery organization. It provides:

-- **Community services.** Through a contractor, streets are salted and plowed in winter. Through the same contractor common areas will be maintained in warm months.

Trustees last fall hired Ernst Management to handle day-to-day operations. They also hired Southport Landscaping, LLC, as a maintenance provider. Its winter assignment is to treat streets in snow and ice. Come spring, it will begin improvements to common areas that include weed control, grass seeding and fertilization, and cutting and trimming. Southport also will cut and trim in undeveloped lots, long an area of neglect.

A monthly newsletter is being produced. Important announcements are being presented. And the HOA website is updated and being made more relevant. All HOA members can sign up for free access to the website. Its address: <http://www.stonewaterpevely.org/>

There are also informal activities for Stonewater residents to enjoy. Last year, food trucks came to the neighborhood. There was a community day that included games and a food preparation competition. A Christmas decoration competition took place. Other events will be encouraged to provide building of friendship and community spirit.

-- **Governance services.** Every HOA member signed and is required to follow regulations regarding property and appearance. Residents and trustees are obligated to follow local, state and federal statutes. Ernst is the primary source for enforcing HOA rules and policies.

Trustees also review designs and improvements. These include fences, decks and other exterior features covered in the covenant document. This supplements Herculaneum ordinances. The board through Ernst issues subdivision violation letters for such things as failure to get HOA approval, riding prohibited vehicles on community property including streets and common areas, and installation of prohibited structures.

Remember, all residents covered by the HOA document are required to follow its rules.

-- **Business services.** Trustees manage HOA funds and disperse them as required. Those funds pay for services provided by contractors. They pay for streetlights and insurance.

Trustees will produce a street maintenance schedule, starting this spring. They paid for services to repair the dam on the community lake that breached last spring, and they will decide on repair and maintenance of the community trail to improve signage, access and features.

Residents should expect and will be provided effective community property management. Trustees will assure competitive bidding on essential services, including street repair. They continue to invest reserve funds to best advantage and develop long-range plans.

Living in Stonewater is a work in progress. Homebuilding continues in Section 2 and at some point will begin in Section 3. Some street repairs will be held back until construction equipment no longer requires daily access. When Stonewater development concludes, Herculaneum will take ownership of streets and streetlights.

So what is expected of Stonewater residents?

Observance of HOA covenants and rules. Payment of annual dues. Business-like discussion of issues involving subdivision community operations. Those are contractual obligations. You have rights. Stonewater trustees respect them and appreciate courteous input. Changes and improvements are coming.

Last word

All activities in Stonewater, as everywhere, are impacted by Covid-19. Please follow mask and social distancing requirements. Get inoculations as they become available. Help keep your friends and neighbors safe.