

# The Hickory Homesteader

## Spring-Summer 2005

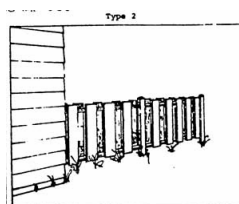
### On the Inside

Calendar of Events-----	2
Who's Who	
Trustees & Committees -----	2
Elected City Officials -----	2
Indenture Change- Fences & Decks -----	3
Clubhouse Rental Frequent Questions -----	4
Assessment raised \$25 -----	5
Trustee needed -----	5
Fishing Derby-----	6
Pool Opening Party -----	7
Luau-----	8
2004 Budget Report-----	9
Pool Rules for 2005 -----	10-11
Tennis/Basketball Courts -----	11
Common Grounds Committee -----	11
Handy Phone Numbers-----	12

### Keep 2005 Pool Passes!

If you intend to bring your children to the **Santa Party** this year, please save your 2005 Pool Pass as they will be used to confirm that you are a resident who has paid their assessments. Santa Party is Sun. Dec. 4th 1:00 p.m. to 3:00 p.m. at the clubhouse. Pictures of the kids with Santa will be provided.

### Fence & Deck Material Indenture Change



Last year, the Trustees proposed a change to the Indentures of Hickory Ridge to allow the use of vinyl plastic or man-made wood materials in decks and fences. We received feedback that the way the proposal was worded was confusing, so we've tried to better explain once more. Signature sheets will be available at the pools this year, or you may sign the form on Page 3 and return it to the Trustees by mail or by dropping it in the drop-box at the front door of the clubhouse.

### Assessment payment and Pool Passes

In order to allow sufficient time to prepare, print and distribute pool passes, full payment for the current year and any unpaid prior year assessments, interest & recording & release fees must be received by City Village & Tax before Friday May 13th (you'll still owe interest & fees for late payment). Those who make payments after that date will not receive their pool passes before the pools open for the season on May 28th.

### Hickory Ridge on the web

Check out Hickory Ridge on the worldwide web at <http://www.hickoryridge.org> Check our website for the latest information on meetings and other items of interest to our homeowners. The Calendar is updated as new information becomes available.

Note that [www.hickoryridge.net](http://www.hickoryridge.net) is a commercial website of a local realtor and is NOT associated with Hickory Ridge Homeowners Association, Inc.



## Calendar of Events:

Fishing Derby			
May	7	Saturday	8a.m. - 10a.m.
Subdivision Garage Sale			
May	21	Saturday	8a.m. - 3p.m.
Pools Open for Season			
May	28	Saturday	9a.m.
Pool Opening Party			
Jun.	12	Sunday	Noon - 3p.m.
Luau			
Aug.	6	Saturday	7 - 11p.m.
Pools Close			
Sep.	5	Monday	8p.m.
Santa Party			
Dec.	4	Sunday	1p.m. - 3p.m.

## 2004 - 2005 Association Officers, Trustees and Committee Chairpersons

President - Don Newman  
Activities Committee

Vice President - Jeff Lowe  
Pool Committee

Secretary - Debbie Lyyski  
Clubhouse, Office, Employees

Treasurer - Ken Humbertson  
Newsletter, Finance, Legal & Insurance

Trustee - Gary Patton  
Pond/Common Grounds Committee

Trustee - Alberto Valiente  
Advisory Committee

Trustee - Open

Email: [trustees@hickoryridge.org](mailto:trustees@hickoryridge.org)



Web page: <http://www.hickoryridge.org>  
E-mail: [trustees@hickoryridge.org](mailto:trustees@hickoryridge.org)

## City Officials

Mayor	Shawn Brown	397-7777
Aldersperson	David Hayes	397-0537
Aldersperson	Jerry Hollingsworth	978-3444

## Association Staff

Office Manager - Lorna Humbertson

Office Assistant—Jan Owen

Maintenance Person - Brenton "Red" Cross

\* Office hours - Monday, Wednesday & Friday  
from 5:00 p.m. to 6:30 p.m.

Phone 636-447-4335.

Please leave a message on the answering machine  
if you call the clubhouse & no one answers.

# Shall the Indenture be modified to allow the installation of vinyl and man-made wood product fences & decks in Hickory Ridge?

The Trustees of Hickory Ridge propose a modification to the Indenture of Restrictions for Hickory Ridge, which became effective Oct. 6, 1983, was amended June 5, 1985 and amended again on March 19, 1987.

Insert into Article V Restrictions, Section 3,B,ii,a. Architectural Control, Fences, Type 2, Construction: "In addition to western cedar, redwood and approved pressure treated lumbar such as "Wolmanized", the use commercially available vinyl or composite wood fencing and deck materials may be approved by a majority of the Trustees. Such approval must be in writing.

Vinyl fences must be white, cedar, tan, gray or redwood in color. Man-made composite deck material must be cedar, tan, gray or redwood in color."

Signature of more than 1/2 of the lot owners is required to amend or modify the Indenture. **Passing this modification will require 305 verified lot owner signatures.**

To vote your approval of this modification, sign this page and drop in the clubhouse drop-box or send to the Trustees by mail to:

Fence & Deck Ballot  
C/O Trustees of Hickory Ridge  
PO Box 493  
Saint Peters, MO 63376

Ballots will be accepted if placed in the drop-box or postmarked through 31-Dec-2005.

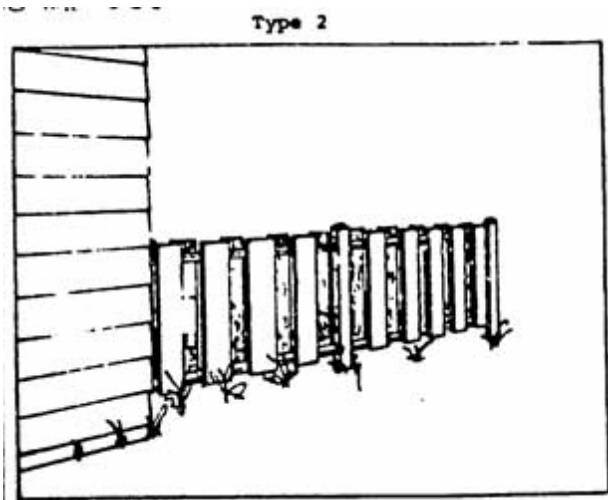
I vote to approve the modification to the Indenture of Restrictions for Hickory Ridge as stated herein.

\_\_\_\_\_  
Signature of Hickory Ridge Lot Owner

\_\_\_\_\_  
Printed Name of Lot Owner

\_\_\_\_\_  
Lot Number or street address

\_\_\_\_\_  
Date signed



## Clubhouse Rental (FAQ) Frequently Asked Questions

Q. Who can rent the clubhouse?

A. The Clubhouse is rented only to homeowners of Hickory Ridge Homeowners Association who have paid their assessments.

Q. Can I rent the clubhouse and then lend or rent it to someone else?

A. No, homeowners are not allowed to lend or rent the clubhouse to anyone else.

Q. Do I have to be there during the whole party?

A. The lease specifies that the homeowner renting the clubhouse must be present while any guests are in the facility, and during clean-up.

Q. Can I make a reservation now for a date a year in the future?

A. No, reservations will not be accepted more than 6 months before the desired date. To determine which month is the 6th month, start by counting the month of the booking date as month one, and count back to six months.

Q. What does it cost to rent the clubhouse?

A. The Clubhouse is rented for \$50.00 a day. If a homeowner wants the clubhouse the day before or after their booking date, it will cost for the rental of those additional day (s).

Q. What are the hours for a rental?

A. The clubhouse is rented from 9:00 a.m. the day of the booking until-9:00 a.m. the following day. At which time the clubhouse has to be clean & ready for the next renters, and the homeowner has to meet with the office to do a walk through, before the end of the 24 hour period.

Q. How soon do I have to pay the \$50 fee?

A. Once a booking date has been set the homeowner has 5 days to get the rental money (\$50.00) to the office. That can be accomplished by bringing it to the office, or by putting the check in an envelop and depositing the envelop in the mail box slot by the front door of

the clubhouse, or sending it in the mail to Hickory Ridge Homeowners Association - PO Box 493 - St. Peters - MO - 63376. Checks need to be made out to Hickory Ridge Homeowners Association and this check for the rental fee will go to the bank. If the rental money is not received within 5 days, the booking date will be made available for booking again. The check must show the name of the homeowner renting the clubhouse and their Hickory Ridge address, and be drawn on a local bank.

Q. What's the cancellation policy?

A. Cancellations less than 3 weeks before the rental date are NON-Refundable.

Q. Are there any other fees besides the \$50 per day rental fee?

A. There is a security deposit of \$350 which is due the date of the booking. This fee is refunded at the close of rental walk-through when it has been determined that no further cleaning is needed and no damage repairs are needed.

Q. How do I get the key & take possession of the clubhouse for my rental?

A. A. On the booking date, the homeowner will meet the office manager to sign the lease, be given a key, go through rules/clean-up and provide the \$350 deposit check. As with the rental fee, the check must show the name of the homeowner renting the clubhouse and their Hickory Ridge address, and be drawn on a local bank. The homeowner will be given a copy of rules and regulations, a clean up list, and a tour of were to find the folding tables & chairs, the cleaning supplies, the cleaning appliances, the trash dumpsters, the thermostats, the smoking pots, and how to use the 2 lower level doors.

Q. What happens if my check bounces?

A. We understand that there may from time to time be bank errors, or miscalculations on the part of the homeowner leading to an overdraft, however the homeowner did sign a lease and is responsible for payment of the rental fee and security deposit. Should either or both of those checks be returned for non-payment, the home-

owner will be assessed a \$25 bounced check charge, per returned check and must pay the original fee plus the bounced check charge within 5 business days of notification by the Association. Payment must be in the form of a money order or other certified form of payment. Failure to do so will result in the Trustees filing a lien against the homeowners property for the amount owed plus interest until the debt is paid.

Q. Can I rent the clubhouse every year at a specific date?

A. Rentals are on a first-come first-serve basis, so if you are the first to request a specific date each year, you could rent each year, however in order to be fair to all homeowners, during the busiest months, May, June & December, you cannot rent the same dates two years in a row, even if you are the first to ask for that date.

Q. Can my guests and I use the pools during normal hours?

A. The pools are for the exclusive use of homeowners, and up to 5 guests during normal pool hours. Clubhouse rentals do not include use of the pools. If you wish to have a pool party, the party must be arranged two (2) weeks in advance and you must pay the pool management company to supply guards. Pool party hours are 9:00 P.M. to 11:00 P.M.

Q. What if I have additional questions?

A. Contact the office manager at 447-4335.

## 2005 Assessment Raised \$25

The Trustees evaluated the condition of the clubhouse, pump house and storage building and came to the conclusion that in order to best protect the value of these buildings having them sided rather than being painted again was the better solution. All three buildings have been sided and should now require no major exterior repairs for many years. We also elected to replace the doors on the pump house because of extreme rusting at the bottoms of the doors. The assessment increase was needed to pay for this maintenance. By next year, it is expected that at least one of the pools will need to be

resurfaced, so the assessment increase should fund that maintenance as well. Maintaining the common grounds and buildings plays a big part in keeping Hickory Ridge home values high and making it easy to sell your house if you so desire. Also note that the heating and air conditioning units are the original units installed in 1984 so will likely need repair or replacement within the next few years.

The Trustees

## Trustee needed

There is an opening for a Trustee to fill a vacant position on the board. Any homeowner interested in filling the position should send a statement of their qualifications and why they want to be a trustee to the attention of the Trustees at the association office. If there are multiple candidates, an election will be held to determine who the new trustee will be, in which case a separate mailing of ballots will be made.

## Cul-de-sac Maintenance

The homeowners association provides weeding & mulch once each year for the cul-de-sac



within the subdivision. If a homeowner or group of homeowners would prefer to decorate & maintain their cul-de-sac themselves, the association will reimburse up to \$100 per year in total for such maintenance. Please turn in receipts to the association office and a reimbursement check will be issued. Tools and items not used exclusively for the cul-de-sac are not reimbursable. If you want to exercise this option, please call the office to let the Trustees know who will be doing the maintenance.

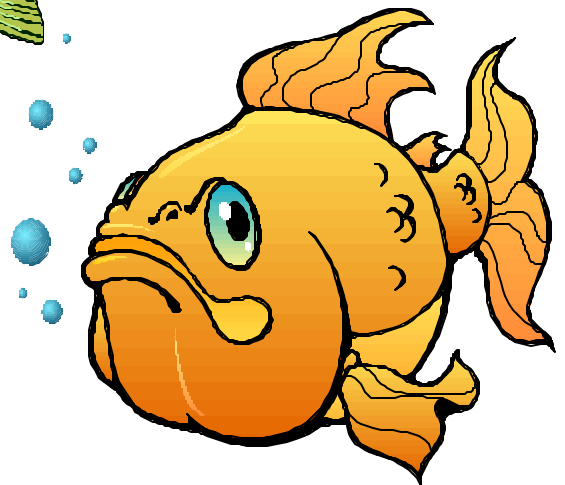
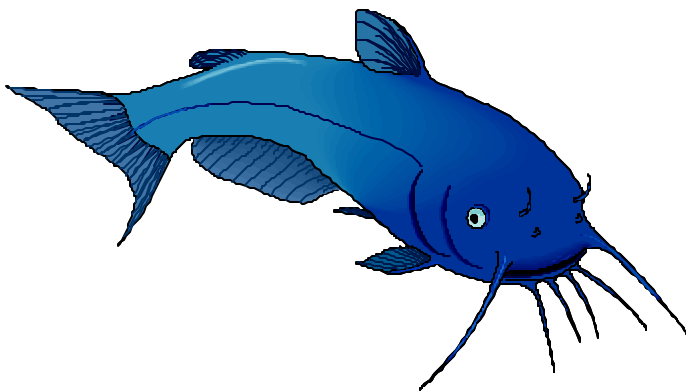
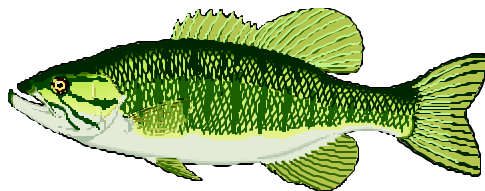
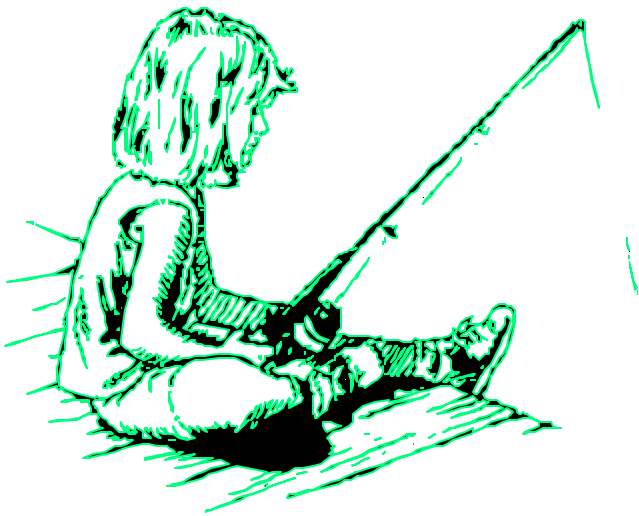
# Fishing Derby 2005

Saturday May 7th  
8-10a.m. at the pond

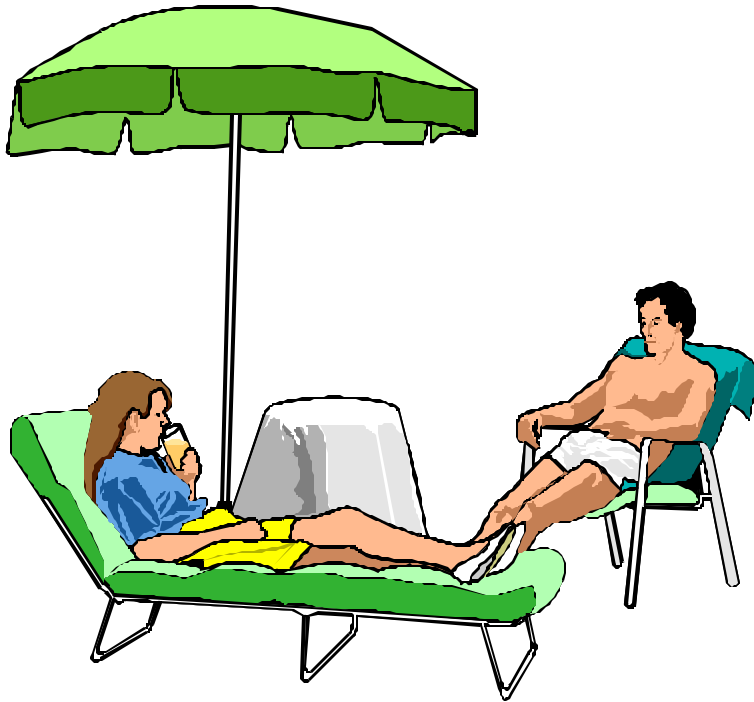
Open to children 12  
and under of Hickory  
Ridge homeowners.

Trophies & prizes

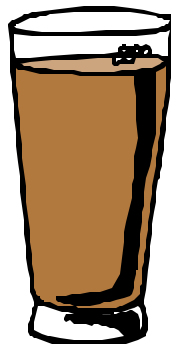
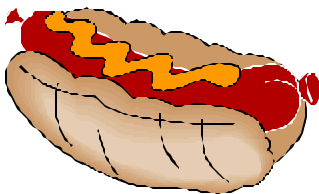
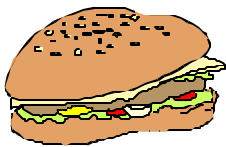
Catch & release  
please.



# Pool Opening Party 2005



*Sunday June 12th  
Noon - 3p.m.  
Hickory Ridge  
Homeowners & their  
families  
Burgers, brats, hot  
dogs, grilled  
chicken, chips & soft  
drinks provided*



# Luau 2005



**Saturday**

**Aug. 6th**

**7 - 11p.m.**

**Only 250 Tickets, first come first serve; Tickets go on sale July 9, 2005**

**Maximum 10 tickets per household through July 30th \$10 per ticket, one ticket per person, adult beverages, finger-food & DJ provided**

**Please bring your own chairs!**

Adults only, homeowners & residents only may purchase tickets ([homeowners & residents may bring guests](#), as long as the homeowner or resident is present while the guests are at the Luau and accept responsibility for the guests' conduct), NO REFUNDS

Name: \_\_\_\_\_ Tickets will be mailed to this address

Address: \_\_\_\_\_ unless other arrangements are made!

City: \_\_\_\_\_ State: \_\_\_ Zipcode: \_\_\_\_\_

Number of Tickets desired: \_\_\_ X \$10 each = \$\_\_\_\_\_ enclosed. Check# \_\_\_\_\_

Phone Number if we have questions: \_\_\_\_\_

Mail this form **with check** to:

Hickory Ridge Homeowners Assoc., PO Box 493, Saint Peters MO 63376

or drop off at the clubhouse drop-box just left of the front door to the clubhouse.



Hickory Ridge Homeowners Association  
 April 8, 2005 Budget vs. Actual  
 January through December 2004

	Jan - Dec '04	Budget	\$ Over Budget	% of Budget
<b>Income</b>				
Clubhouse Rental	2,650.00	4,000.00	-1,350.00	66.3%
Current Year Assessments	127,952.44	136,800.00	-8,847.56	93.5%
Interest Earned	1,185.12	4,000.00	-2,814.88	29.6%
Interest on Delinquent Assmts	855.89	1,000.00	-144.11	85.6%
Luau Ticket Receipts	1,770.00	2,500.00	-730.00	70.8%
Prior Year Assessments	4,209.76	6,000.00	-1,790.24	70.2%
Recovery - Recording & Release	30.00	500.00	-470.00	6.0%
Uncategorized Income	108.43			
<b>Total Income</b>	<b>138,761.64</b>	<b>154,800.00</b>	<b>-16,038.36</b>	<b>89.6%</b>
<b>Expense</b>				
Activities & Recreation	3,025.87	3,600.00	-574.13	84.1%
Clubhouse	7,554.26	10,275.00	-2,720.74	73.5%
Common Grounds	27,764.23	32,975.00	-5,210.77	84.2%
Finance, Insurance & Legal	19,153.16	19,420.00	-266.84	98.6%
Miscellaneous	0.00	200.00	-200.00	0.0%
Office Operations	10,854.73	14,625.00	-3,770.27	74.2%
Payroll Expenses	9,187.06	10,000.00	-812.94	91.9%
Pool Operations & Maintenance	55,881.27	56,550.00	-668.73	98.8%
<b>Total Expense</b>	<b>133,420.58</b>	<b>147,645.00</b>	<b>-14,224.42</b>	<b>90.4%</b>
<b>Net Income</b>	<b>5,341.06</b>	<b>7,155.00</b>	<b>-1,813.94</b>	<b>74.6%</b>

Not all income was budgeted to be spent in 2004 in anticipation of the expense of siding the clubhouse and buildings in 2005.

## New Homeowners; please contact the office manager

Assessment notices (and thus pool pass information cards) were sent to homeowners of record as of 12/31/2004. So, if you've purchase your home after that date, please contact the office manager so that we can get your pool pass information and issue your 2005 pool pass.

## Hickory Ridge Classified

Hickory Ridge residents; your business card size advertisements are free. Deadline for the Winter newsletter is Sep. 30th. Contact the office manager at 447-4335 or e-mail [trustees@hickoryridge.org](mailto:trustees@hickoryridge.org)

The Hickory Homesteader is published twice a year, in the Spring-Summer & Fall-Winter by the Hickory Ridge Homeowners Assoc. The editors are Lorna & Ken Humbertson.

## 2005 Pool Rules

*The following rules are designed to maximize everyone's enjoyment of the pools in our association. The pools are for private use of the residents and their guests only. You are cautioned regarding SAFETY in the use of the pools and any hazards, which may result from negligent behavior. The Trustees of HRHA make no warranty regarding safety in the use of the pool by the residents or their guests. Failure to adhere strictly to the rules will not be tolerated; you and your guests may be asked to leave. Failure to leave will be considered as trespassing and the police will be called. All rules are subject to change without prior notice if conditions so require. The purpose of these rules is to assure your safety as well as that of your family and guests.*

- 1) All residents 12 years and older must present a pool pass for entrance. With only one pool pass per family., if another member of your family has the pool pass at the pool, you are still required to check in with the gate guard when you arrive at the pool.
- 2) An adult must accompany children under 8 years of age at all times. Between the hours of 10:00 a.m. until 1:00 p.m., children ages 8 years to 11 years may come to the pool accompanied by a 14 year old or older under the following conditions: 8 year to 11 year olds must be able to swim without any aids. Children under 12 years old must not be left unattended, or they will be sent home. Only with the exception above, children must be 12 years old or older to come to the pool alone. Identification will be required if a young adult supervises a younger child. For younger children whose swimming capabilities are in question, the lifeguard may require a swimming test. DO NOT send younger siblings with a 12-year-old to the pool. They will be sent home.
- 3) Residents are allowed five (5) guests per household per day for residents 19 and older. 14-year-olds to 18 will be allowed 2 guests per household per day. No guest will be admitted without a resident representing him or her and this person must be at least 14 years old. Your

guest(s) must be registered at the gate and you're responsible for their conduct. If your guest(s) do not abide by the rules, they will be asked to leave, and anyone signing the(se) guest (s) in may also be asked to leave.

- 4) Appropriate swimwear only allowed in the pools.
- 5) Children may not go in the "diving area" with floating devices.
- 6) **Running, rough play and foul language are prohibited** in the pool area at all times, and may be cause to be asked to leave.
- 7) No throwing any kinds of balls (except beach balls) or etc. in or around the pool areas at any time. This includes games that require throwing balls. Beach balls will be allowed in the pool this year, except during peak times. Be considerate of others around you. If there are complaints, you will be asked to remove the beach ball. No other type of balls, Frisbees & etc. will be allowed in the pools or on the deck areas.
- 8) **Food, cigarettes, or drinks are not allowed while in the swimming pools or while sitting around the edge of the pools.**
- 9) Beverages are permitted only in non-breakable containers, and no food is allowed on the swim decks. Food may only be consumed on the upper decks. The following items are prohibited in the pool areas at all times:
  - a. **GLASS** containers of any kind
  - b. **PETS** of any kind.
  - c. **Skates, skateboards, roller blades, bicycles, or vehicles of kind** (with or without motors).
- 10) **It is your responsibility to clean the area you have been using; when you leave**, pick up any trash and cigarette butts. Please use the cigarette containers located on the swimming deck for extinguishing your cigarettes. It is not the job of the lifeguards to clean up your mess.
- 11) The tables and chairs on the upper level are for eating, conversing & etc. They are to remain on the upper level. Please refrain from

adding lounge chairs in the baby pool area during times of heavy usage. During peak operating periods the chairs, lounges are for the adults. Children may be asked to relinquish furniture.

- 12) The diving board is a "Jump-Board" and is limited to weight according to the specs on the board and the Red Cross. Anyone weighing 190 lbs. or more will be asked not to use the jump-board. This board is not designed to carry any more weight and is the reason why the last two boards have broken.
- 13) The lap pool has designated hours for lap swimming, Monday - Friday after 6:00p.m. and Saturdays Sundays & Holidays after 4:00p.m. In addition, the lifeguards may use the lap pool for events they provide for the residents such as swimming lessons and lifeguard classes.
- 14) Children must be accompanied by an adult or person 14yrs or older when in the baby pool.
- 15) Pool parties must coincide with the renting of the clubhouse. Pool party reservations must be made through the office manager. The appropriate contracts must be completed **2 weeks prior to your booking**. Pool parties are allowed Friday, Saturday and Sunday from 9:00 p.m. - 11:00 p.m. The pool cannot be used or reserved beyond 11:00p. m. as a consideration for the neighbors living in the immediate area. Please be considerate of neighbors and control the noise levels or the police will be called.
- 16) The following will apply for rule violations:
  - ? 1<sup>st</sup> Time Out for 1 Day
  - ? 2<sup>nd</sup> Time Out for 1 Week
  - ? 3<sup>rd</sup> Time Out for 1 month
  - ? 4<sup>th</sup> Time Out for 1 Calendar Year ... (not season).

All times carry forward to the next pool season if a portion falls outside this pool season.
- 17) The guard station is not a place for young people to hang out.
- 18) Radios should be kept a discrete level. When they are loud, lifeguards can't hear calls for

help or be heard when enforcing the rules.

- 19) Be aware of the rules posted around the pools. The rules are for your safety and they follow the Red Cross guidelines.

**Pools Open for the season Saturday  
May 28, 2005 at 9:00 a.m.**

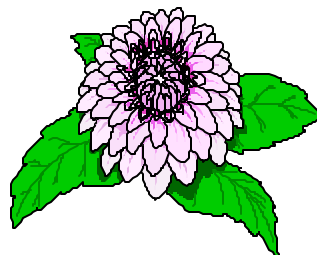
**Pools open Sat & Sun at 9:00 a.m. week-  
days at 10:00 a.m. close at 8:45 p.m.**

**Pools close for the season Monday  
September 5, 2005 at 8:00 p.m.**

### Tennis/Basketball Courts

In regards to the tennis / basketball courts, please limit your tennis/basketball playing time to one (1) hour, if there are others waiting to play. Bicycles, skateboards, roller skates, roller blades, or other vehicles are NOT ALLOWED on the playing surface of the tennis/basketball courts at any time. Four (4) players per court are the maximum allowed while playing. Court times need to be registered with the pool gate guards when the courts are in demand.

### Common Grounds Committee



The Common Grounds Committee is **STILL** looking for volunteers to help with planting flowers at the subdivision entrance and other areas of the common grounds. A

special thanks to David Bennet, Gary & Judy Patton, who have donated many many hours to the maintenance and beautification of the entrance & common grounds year after year **after year, after year.**





# The Hickory Homesteader

**The Hickory Ridge Homeowners Association**  
**P. O. Box 493**  
**St. Peters, MO 63376-0493**  
**Address Service Requested**

---

PRSRT STD  
 US POSTAGE  
 PAID  
 ST PETERS MO 63376  
 PERMIT NO 209

---

## Handy Phone Numbers

### City of St. Peters - Main Number

From SBC -----477-6600  
 From CenturyTel-----278-2244

<b>Department</b>	<b>Extension</b>
Animal Control -----	410
Building Permits & Inspections-----	670
Citizen Action Center*-----	265
(*concerns or general information)	
Community relations-----	227
Court Clerk-----	545
Crime Solvers -----	557
DARE Officer-----	526
Health Department -----	410
Neighborhood Watch Program -----	550
Park Department (to reserve a room or park facility)-----	400
Ranger Enforcement Division -----	416

<b>Department</b>	<b>Extension</b>
Solid Waste department -----	410
Utility Billing Questions-----	217
Volunteer Coordinator-----	242

### Other Community Numbers

Pet Adoption Center-----	278-1046
Drivers Testing -----	947-7656
(2495 Raymond, St. Charles)	
Earth Center -----	970-3587
Library (425 Spencer Rd.)-----	447-2320
Police Department -----	278-2222
REC-PLEX -----	939-2FUN
Senior Citizen Center-----	278-2410
County Assessor -----	949-7420
(Personal Property)	
County Assessor -----	949-7428
(Real Estate)	
St. Charles Co. Comm. College -----	922-8000
St. Peters Post Office -----	278-3577