

The Hickory Homesteader

Spring/Summer 2007

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more than 3 submissions, an election will be held and a separate mailing will be provided giving the information on the candidates and the election.

If you are interested, please send a brief resume and a paragraph stating why you want to be a Trustee of Hickory Ridge to trustees@hickoryridge.org or Trustees of Hickory Ridge, PO Box 493, St Peters MO 63376.

You may also place the resume and statement in a sealed envelope and place it in the drop-box to the left of the main entrance door to the clubhouse.

Deadline for submissions is 5:00 PM June 30, 2007 e-mail or drop-box submissions or postmarked June 30, 2007 or earlier for US Mail submissions.

Now's the time to participate in running Hickory Ridge!

Trustees Needed

There are openings for Trustees to fill the remaining terms of Don Newman, Alberto Valiente and Jeff Lowe, who have resigned. We thank them for their service to the homeowners of Hickory Ridge.

Qualifications are that you must be a homeowner, have your assessments paid up and be willing to attend meetings as scheduled and help with the committees.

Trustees serve a three year term. The existing trustees may fill remaining terms by appointment. The three open positions are:

2 openings have the term ending 2008

1 opening has a term ending 2007

Since there are three openings, if more than three people are interested, an election will be held to determine who will serve. The one with the most votes will fill the 2007 opening, starting a new 3 year term. The next two highest vote getters will fill the open positions ending in 2008. If there are

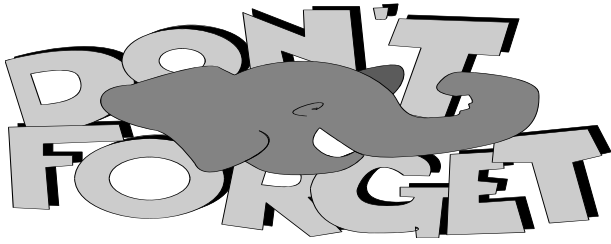
2007 Fishing Derby Winners

1 st Fish Caught	Jordan Keagy
Smallest Fish (4.5")	Alex Keagy
Most Fish (24)	Addie Orlando
2 nd Most (19)	Elizabeth Schnarr
2 nd Most (19)	Emily Schnarr
Biggest Fish (16")	Rodney Whitrock
2 nd Biggest (11")	Matthew Oswald
3 rd Biggest (10")	Sam Whitrock
Least Caught (2)	Gianna Russo

There were 14 entrants this year and a total of 140 fish were caught and released. Bluegill were most common, with Catfish taking the prizes for largest fish caught.

Volunteers Needed!

The Common Grounds Committee is in need of volunteers to help with maintaining the subdivision entrance and common grounds. Contact the clubhouse at 447-4335 or send e-mail to trustees@hickoryridge.org to volunteer.



2007 Calendar of Events:

Fishing Derby – children 12 and under
Saturday May 5 8am-10am

Subdivision Garage Sale
Saturday May 19 8am-3pm

Pools Open - Homeowners w/paid-up assessments and their guests (max 5 per home per day)

Saturday May 26 9am-8:45pm
Weekdays 10am-8:45pm

Pool Opening Party - Homeowners & their families.

Sunday June 10 12pm- 3pm

Luau – 21 years and over *

Saturday August 4 7pm-11pm

Pools close - everyone

Monday September 3 8pm

Santa Party - children 12 and under

Sunday December 2 1pm- 3pm

*With the exception of the Luau, all events are free to homeowners and their families. The Luau is limited to 250 attendees. Tickets are first-come first-serve and go on sale 30 days before the event at \$10/each, non-refundable.



Web site: <http://www.hickoryridge.org>
 E-mail: trustees@hickoryridge.org

City Officials

Mayor	Len Pagano	928-1381
Aldersperson	Judy Bateman	397-5359
Aldersperson	Jerry Hollingsworth	978-3444

2007 - 2008 Association Officers, Trustees and Committee Chairpersons

President - Kristen Robinson
 Activities Committee
activitycom@hotmail.com

Vice President - Open
 Pool Committee

Secretary - Debbie Lyyski
 Clubhouse, Office, Employees

Treasurer - Ken Humbertson
 Newsletter, Finance, Legal & Insurance

Trustee - Gary Patton
 Common Grounds Committee

Trustee - Open
 Advisory Committee

Trustee - Open

Association Staff

Office Manager - Lorna Humbertson

Maintenance Person - John Webb

* Office hours - Tuesday & Thursday
 From 5:30 p.m. to 6:30 p.m.

Email: office@hickoryridge.org

Phone 636-447-4335.

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

2007 Luau - at the clubhouse & pools

Saturday August 4th 7 to 11 p.m.

Only 250 Tickets, first come first serve; Tickets go on sale July 6, 2007

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.

2007 Luau

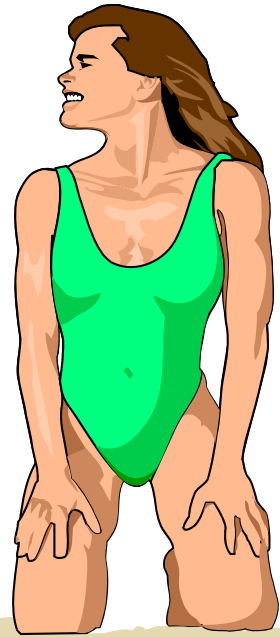
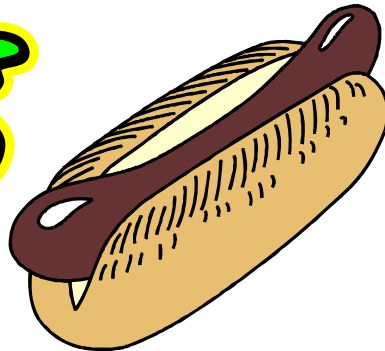
PO Box 493

Saint Peters MO 63376

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

Pool Opening Party

Sun. Jun. 10 Noon-3pm



**Brats, burgers, chips and
soda provided.**

**Hickory Ridge residents
and families only.**



2007 Pool Management & Pool Conduct

The Trustees made a change in the company that provides lifeguards and maintenance to the pools. The new company is Midwest Pools. We checked into the references they gave and we were pleased with what was said about Midwest Pools. There are several of the guards that were with BiState Pool Management that will be returning in the spring.

Last year we had complaints about the consumption of alcohol and foul language. This is a family pool. It only takes one person to ruin it for all. Please keep it under control.

This year we agreed to have the Saint Peters Police Department patrol our pool. They will be in uniform and plainclothes. In addition, the guards will have the special number to the task force on speed dial.

As a reminder to all residents of Hickory Ridge, assessments are due the same time each year, April 30th. Pool passes are distributed in mid-May **ONLY** after we receive notice from City Village and Tax that your check has cleared and that any

past due assessments, interest and recording & release fees have been paid in full. Paying assessments at the last minute with cash does not put you in front of the line. If you want your pool pass on time, assessments must be paid on time.

We no longer have two people processing pool passes and the Trustees see no reason to pay for extra staffing so that the few who decide they don't need to send their money on time can get their passes immediately. This money is needed to operate and maintain the pools. The Trustees make sure the pools are available and running properly. We have no sympathy for homeowners calling at the last minute wanting us to make exceptions to the rules.

What some people don't seem to understand is that the pools, common grounds, etc. are an asset to the value of everyone's home when it comes time to sell, or have it appraised for a second mortgage or refinancing. Please pay your assessments on time and please leave foul language at home. If need be, we will have the St. Peters Police remove people who cannot control their mouths and or their alcohol consumption.

The Trustees of Hickory Ridge



1998 Fishing Derby
May 2, 1998

2007 Luau

Sat. Aug. 4 7pm-11pm

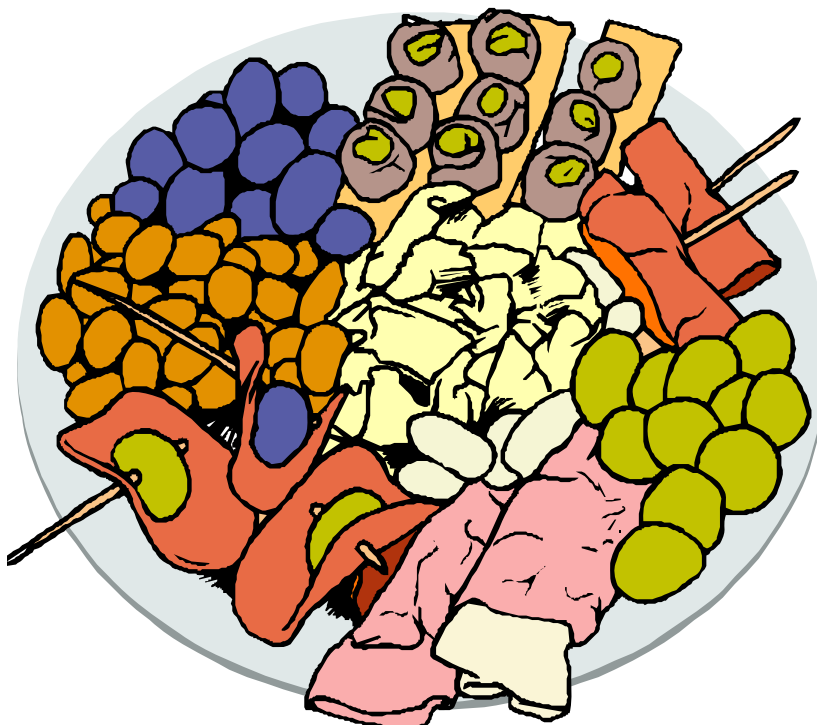
250 tickets - \$10/per person

tickets go on sale Sat. Jul. 7th

*** Adults ONLY ***

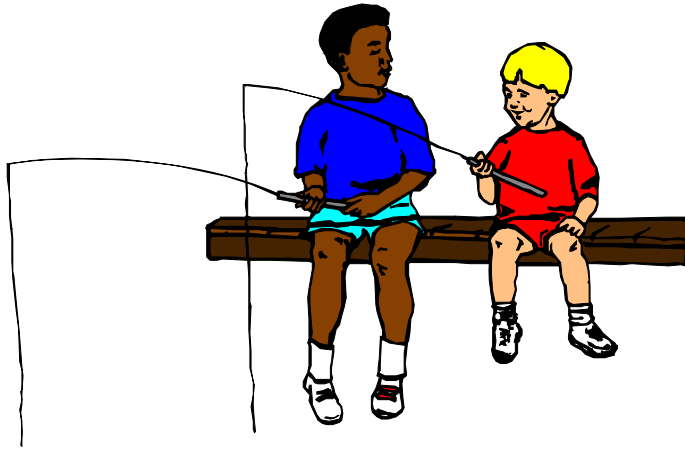
Finger foods, beer, soft drinks provided as well as music by a local DJ.

Please bring a lawn chair



Hickory Ridge Classified

Business card size adds free to homeowners.
Half-page & full-page space available, contact the
office for rates. 636-447-4335



Wilmington Finance

Albert "AL" Valiente
Loan Officer

55 West Port Plaza, Suite 300
St. Louis, MO 63146
877.963.2676 Ext. 5608
877.963.0528 Fax
avaliente@wnfnet.com

An Affiliate of American General Financial Services

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.

2007 Fishing Derby First Place Winners

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 is a commercial website of a local realtor and is NOT associated with Hickory Ridge Homeowners Association.



Jordan Keagy
1st Fish

Rodney Whitrock
Biggest Fish



Least Fish
Gianna Russo

Most Fish
Addie Orlando



Elizabeth and Emily Schnarr consistently pulled in fish together throughout the derby. Great fishing girls!

Why Do My Eyes Burn In Our Pools?

For most of us, when we go swimming and our eyes start burning, we say “Wow! They must have a ton of chlorine in this water today”. Well, guess what? It means there is **too much ammonia** in the water.

I am not going to use all the technical words like calcium hypochlorite, lithium hypochlorite, or my favorite, potassium peroxymonosulfate. I want to explain in plain English what goes on in the water each and every day.

Ammonia is found at different levels in every swimming pool. It enters our pools in various forms such as dirt, fertilizers carried by wind, swimmer’s waste (perspiration, urine, saliva, body oils, and some suntan lotions) etc. All of these factors are the cause of your eyes burning.

The only way to help ease the ammonia problem is by shocking the pool with chlorine. The real question is “How often?” We shock our pools once each week. The factors used by our pool management company’s experts are the number of people using the pool, the heat and humidity, and finally, by monitoring the levels each hour.

Yes, our lifeguards do test the levels each hour and keep a log of the results. They are instructed what to add and when by our pool management company’s managers in the field.

Thank you for understanding.
The Trustees of Hickory Ridge

2007-08-09 Planned Maintenance

- Repair or replace filter for the baby pool
- Replace carpet on upper level of clubhouse
- Lap Pool is slowly sinking at the north end; evaluate options and take the most cost effective to keep the pool available for our homeowners. There is a storm sewer line that runs near the main & lap pools; work with City of St. Peters Engineering to get that repaired in order to mitigate possible future damage. If the pool sinks far enough for the pumps to lose prime, we’ll have to shut down that pool until major repairs are completed.
- Replace large sections of broken concrete deck surrounding the pool; after pools close for the season and in conjunction to storm sewer repairs mentioned previously.
- Tennis courts are in need of significant attention, they have taken a back seat to keeping the pools open, however that cannot go on forever. Possible options include removing the south half of the courts and making that a picnic area with a single tennis court on the north half, replacing the entire court surface and retaining two full courts. There may be other options as well. Replacing the surface for both courts would cost \$70,000+.

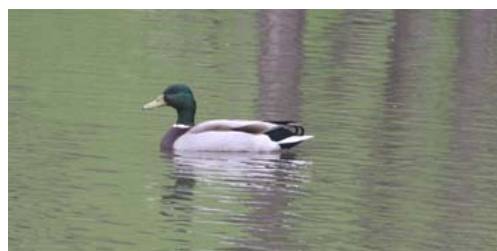
We’re required by the Indentures to maintain the clubhouse, pools, tennis courts, parking lots, pond, retention basin & common grounds, so eliminating any of those is not an option.

If you have suggestions, please let us know by emailing to trustees@hickoryridge.org or:
Hickory Ridge Homeowners Assoc.
PO Box 493
Saint Peters MO 63376



Alex Keagy
Right ->
&
Bret Robinson
<- Left

Just Having Fun at the Derby!



An official observer keeps an eye on the contestants

Hickory Ridge Homeowners Association
 May 15, 2007 Budget vs. Actual
 January through December 2006

	Jan-Dec '06	Budget	\$Over Budget	%of Budget
Income				
Clubhouse Rental	2,950.00	4,000.00	-1,050.00	73.8%
Current Year Assessments	146,282.85	151,750.00	-5,467.15	96.4%
Fees	40.00			
Insurance Settlements	331.00			
Interest Earned	4,309.73	4,000.00	309.73	107.7%
Interest on Delinquent Assmts	2,537.54	1,000.00	1,537.54	253.8%
Luau Ticket Receipts	1,910.00	2,500.00	-590.00	76.4%
Prior Year Assessments	7,904.56	7,620.00	284.56	103.7%
Recovery - Recording & Release	1,100.00	500.00	600.00	220.0%
Uncategorized Income	41.46			
Total Income	167,407.14	171,370.00	-3,962.86	97.7%
Expense				
Activities & Recreation	3,863.21	3,600.00	263.21	107.3%
Clubhouse	9,262.38	10,275.00	-1,012.62	90.1%
Common Grounds & Pond	25,535.71	34,600.00	-9,064.29	73.8%
Finance, Insurance & Legal	22,571.44	22,970.00	-398.56	98.3%
Miscellaneous	0.00	200.00	-200.00	0.0%
Office Operations	13,225.82	14,425.00	-1,199.18	91.7%
Payroll Expenses	11,712.23	11,750.00	-37.77	99.7%
Pool Operations & Maintenance	57,512.78	73,550.00	-16,037.22	78.2%
Total Expense	143,683.57	171,370.00	-27,686.43	83.8%
Net Income	23,723.57	0.00	23,723.57	100.0%

Treasurer's remarks:

Income for the year was slightly less than budgeted; low interest rates, less than planned clubhouse rentals due to having the clubhouse closed for repairs and homeowners failure to pay assessments were the main causes. Note that when a homeowner fails to pay their assessment, a lien is placed against their property and the association levies interest at an annual rate of 12% against the unpaid balance. This interest along with recording & release fees must be paid by the homeowner if they sell their house, before the title will be cleared. The interest on delinquent assessments and collection of prior year assessments are the result of a healthy market for Hickory Ridge homes on the real estate market.

The Association finished 2006 with a Net Income of \$23,723, an increase of \$12,000 over last year reflecting the hard work of the Trustees to keep expenditures under budget in most categories. There are some large expenditures planned for 2007, 2008 & 2009 that will likely cause us to end 2007 with a negative income offsetting the positive results that were obtained the last two years. The upper floor of the clubhouse, pool filters and pool deck repairs are the focus for maintenance this year. Over the next couple of years, we plan to replace the lower & upper pool decks. We are seeking more bids as the ones we have received so far are quite expensive. Replacing the pool decks and the tennis court were quoted at \$170,000+. Obviously we will need to split the repairs into smaller chunks to be done year by year. Depending on the bids we receive, we may need to increase the assessment in 2008. The pools & tennis courts are almost 24 years old and are showing their age. We are required by the indenture to maintain them, which we will do.

Regards, Ken Humbertson, Treasurer



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

Department	Extension
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

Department	Extension
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