



Wynncrest

Homeowners Association

September 3, 2024

Dear Homeowner:

Mark your calendar for our Annual HOA meeting:

Wednesday, October 9th at 7:00pm
Crestview Middle School Theater
16025 Clayton Rd, Ballwin, MO 63011

In order to have an estimate of attendance, please RSVP to WynncrestHOA@gmail.com by October 4, 2024 (an RSVP is not required to attend, just to get an accurate count for handouts).

Attachments in this mailing include:

<i>Agenda and Election</i>	All three current trustees wish to conclude their term of office. Normally, when there is a vacancy in the Board, the remaining Board will fill the vacancy until the next annual meeting. Given that all three Trustees will leave their positions, the Trustees believe it is important for the homeowners to elect new Trustees. Should no successor trustees be elected at this meeting due to lack of volunteers or lack of quorum (30% of the homeowners), the trustees will contact the City of Wildwood to appoint successor Trustees.
<i>Roles and Responsibilities</i>	This document was created to provide some guidance as to the scope of responsibilities of the Association Trustees. This is by no means an exhaustive list, nor is it intended to create a limit of responsibility. This was created to help orient new trustees and to provide insight into the role.
<i>Budget</i>	The budget page contains the prior year, current year and proposed budget. Please note, City & Village has updated to a new system. Due to this, budget codes have changed, therefore the format of the budget will look different than in the past. We have worked with CV to map the previous line items as similarly as possible to the new codes. In the end, we believe the differences add a clearer organization to the budget and provide a greater clarification to the line items.
<i>2024 Proxy</i>	If you are unable to attend the meeting, please complete the attached proxy and return it to 16368 Wynncrest Falls Way or email to WynncrestHOA@gmail.com . Proxies enable us to achieve quorum when homeowners cannot be present.
<i>C&V Portal Info</i>	City & Village has a new portal system that will house directory information. Please see enclosed flier for more information.
<i>Volunteer Form</i>	Please sign up to help improve our neighborhood.

We also want to remind residents that annual assessments are mailed out at the end of December/first of January. Please watch your mail, and if you don't receive your assessment by the end of January, please reach out to City & Village. You can also view your assessment and pay online via their portal.

As you know, purchasing a home in a community association offers many advantages to the homeowner, but at the same time imposes some restrictions. These restrictions are not meant as an inconvenience or an invasion of your freedom, but rather as a means of maintaining harmony in your community. Our current restrictions are posted on our website www.wynncresthoa.com. As a reminder, please make sure to comply with the following:

- Please pick up after your pet.
- Please maintain your yard including controlling weeds and regularly mowing grass.
- Trashcans should be kept out of view of the street.
- Home equipment, grills, sports equipment, etc should also be stored hidden from street view.
- Recreational vehicles should not be parked or stored on the street or driveway.
- Please keep parking on the street to a minimum and be respectful of neighbors when doing so.

Thank you for your assistance in these matters.

Your Wynncrest Trustees,

Craig Sorce, Randy Roth, Lori Roach

Below is from our Declaration regarding board vacancies that are unfilled. For further information regarding the Board of Trustees, terms of office, etc, the Declaration of Wynncrest can be found at wynncresthoa.com/homeowner-forms.

Article V Section 4

In the event of the death or resignation of a Board member, a successor shall be selected by a majority vote of the remaining Board members to serve until the next annual meeting of the Association, at which time a new Board member shall be elected to serve for the unexpired term of his/her predecessor. Where the provisions of this Declaration cannot be fulfilled by reason of unfilled vacancies among the Directors, the Wildwood City Council may upon the petition of any concerned resident or property owner of the subdivision, appoint one or more Directors to fill vacancies until such time as Directors are selected in accordance with the terms hereof. Any person so appointed who is not a resident or property owner within the subdivision shall be allowed a reasonable fee for his/her services by the order of appointment, which fee shall be levied as a special assessment against the property in the subdivision, and which shall not be subject to any limitations on special assessments contained in this Declaration or elsewhere.

Article XIV Section 14

Where the provisions of the Declaration cannot be fulfilled by reason of unfilled vacancies among the Board of Directors, the City of Wildwood Council may, upon the petition of any concerned resident or Lot Owner of the Development, appoint one or more Directors to fill vacancies until such time as Directors are selected in accordance with the Declaration. Any person so appointed who is not a resident or Lot Owner within the Development shall be allowed a reasonable fee for his services by the order of appointment, which fee shall be realized as a special assessment against the Property of the Development and which shall not be subject to any limitations on special assessments contained in the Declaration, By-laws or elsewhere.