Wynncrest
Homeowners Association

September 2026

Dear Homeowner:

Mark your calendar for our Annual HOA meeting:

Wednesday, October 14th at 7:00pm
Crestview Middle School Theater
16025 Clayton Rd, Ballwin, MO 63011

Attachments include:

Agenda	Standard Annual meeting content to be covered. Will review all communal property maintenance activities and ask for new trustee rotational nominations.
Budget	Providing budget trend analysis, financials statement along with proposal of increase of annual assessment from $750 to $900
2026 Proxy	If you are unable to attend the meeting, please complete the attached proxy and return it to 2633 Wynncrest Ridge Drive or email to WynncrestHOA@gmail.com. Proxies enable us to achieve quorum when homeowners cannot be present.
Volunteer Form	Please sign up to help improve our neighborhood.

We also want to inform residents that annual assessments will be mailed out near 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: https://cityandvillage.cincwebaxis.com.

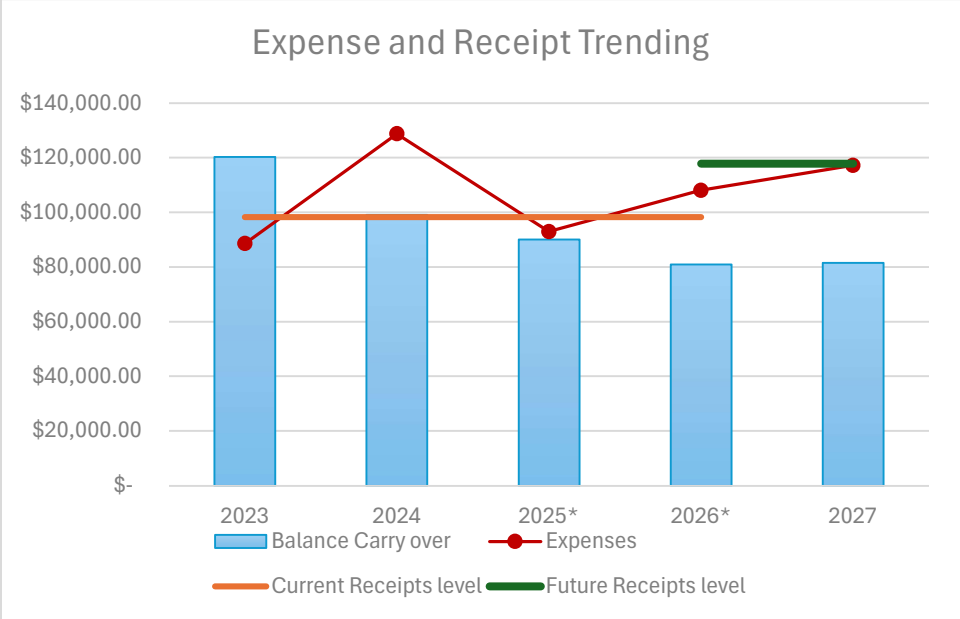
As you know, purchasing a home in a community association offers many advantages to the homeowner, but at the same time imposes some restrictions. These restrictions are not meant as an inconvenience or an invasion of your freedom, but rather as a means of maintaining harmony in our community. Our current 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,
Lisa Crouch, Maggie Wright, Mike Rethorn

Budget Trend Analysis



* Adjusted to correct late billed 2025 expenses into year they were actually incurred for accurate trending

	2023	2024	2025*	Projected to Year End 2026*	Budget 2027
Receipts	116,883.00	86,987.50	97,600.00	98,900.00	117,900.00
Expenses	88,639.92	128,801.00	92,953.75	108,085.17	117,230.00
	Average annual expenses of $104,619.96				
Expense Key category breakouts with trending					
Known Ongoing Expense Buckets:					
Lawn Care/Pond Algae Control	37,151.45	36,957.86	26,536.14	40,572.17	42,000.00
Utilities	28,112.02	30,360.85	31,750.07	27,100.00	32,350.00
Insurance	2,728.00	3,726.00	4,202.00	4,448.00	4,600.00
Mgmt Fees and Admin	4,142.75	3,653.71	4,930.70	4,125.00	4,280.00
Adhoc Break-Fix Expenses	16,505.70	54,102.58	25,534.84	31,840.00	34,000.00
	Average annual Break Fix cost is $32,000				