

PLEASANT HOLLOW

HOMEOWNERS ASSOCIATION

ANNUAL NEWSLETTER 2025



The Board of Trustees has done tremendously well, turning matters around for our subdivision.

Shout-Outs:

- Ground Trustee, Pat Foster, has made outstanding accomplishments on the common ground troublesome areas in Pleasant Hollow this past spring and summer and has worked on the pond and placed fish for irrigation.
- Thanks to our Communication Trustee and webmaster, Michael Butler, we now have a professional and easy-to-use functional website.
- Our Neighborhood Watch Liaison, Robert Miller, has been steadfast. Although he does not have many volunteers, he has not given up on our Neighborhood Watch Program in Pleasant Hollow.
- Thank you to our Faithful volunteers: Cherie Moton, Rick Hake, Holly Vaughn and Grace Bible Church
 - » Thank you to the residents and public officials that stepped up and donated food, other items and services to our Annual Pleasant Hollow Family and Friends Fun Day. The Board of Trustees deeply appreciate all the assistance provided to make this event a fun day.
 - » Kenny Sims, Beverly Fredricks, Maddie Smith, Ann Zeman, Patrica Merritt, Michael Butler, Pat Foster, Cleola Butler, Holly Vaughn, Robert Miller and first responders.
 - » Thank you to those who attended the first National Night Out in Pleasant Hollow. Hopefully we can get more residents to attend next year.

Pleasant Hollow Homeowners Association have implemented:

- **Website:** www.pleasanthollow.org
 - » Online Residential Complaint Form
 - » Online Blacktop Usage Form
 - » Informational Page - What is a Homeowners Association (HOA)?

The Pleasant Hollow Homeowner's Association consists of five board members (currently 3 active) that serve as trustees of the subdivision with two openings to be filled again, if you would like to volunteer your time; we need a resident that will be committed to the roles of:

- Treasurer – Assistant to the Chair/House & Associates working with financial procedures such as processing payments for purchases and tracking the budget for the Pleasant Hollow Subdivision.
- Secretary – Maintains board meeting minutes, assist the Communications with providing information for the website, welcome letter, flyers, fundraising ideals, and yearly newsletter.

To inquire about board member vacancies, please email: chair@pleasanthollow.org. Interested in volunteering, email: committees@pleasanthollow.org.



The Board of Trustees for Pleasant Hollow Homeowners Association needs to address concerns regarding our subdivision and the future of our community.

- I. **More residents engaging with Your HOA:** Effective communication is key when dealing with an HOA. Attending meetings regularly allows homeowners to stay informed about community issues and voice their opinions on upcoming changes or initiatives. It's also beneficial to understand your rights as a member; familiarize yourself with your association's governing documents including bylaws and covenants before making any decisions regarding your property or engaging in disputes. Active participation can foster positive relationships within the community and contribute to better governance.

In addition, there are significant benefits associated with being part of an HOA—like maintaining property values through collective effort—there are also challenges that require awareness and engagement from each member. By educating yourself about how your HOA operates and actively participating in it you can enjoy all the advantages these associations offer while lessening potential frustrations.

- II. **Complaints:** Residents when you have a complaint that the HOA is in charge of handling, please contact us by completing the "Complaint Form" on the Pleasant Hollow website at <https://pleasanthollow.org/forms/complaint-form/>. The Board of Trustees **will not** make phone calls to you.
- III. **Crime:** There are unwarranted criminal activities that have migrated to the community, and we need for residents to step up, be vigilant and report criminal activity anonymously to the police with photos from your cameras, if possible. So, your support would be helpful to the Pleasant Hollow community.
- IV. **Indentures:** Our subdivision has undergone some major changes and not for the better of the community. The ordinances of the indentures/by-laws are extremely outdated and need to be addressed, sooner than later. The Pleasant Hollow Homeowners Association have tried to get residents to vote for changing the indentures, but the residents failed to come through with the essential votes. LLCs and Corporate property owners in Pleasant Hollow have not made their tenants aware of our homeowners' association rules/regulations. Therefore, the Board has been discussing this concern with St. Louis County Officials and will soon address this concern with legislative members in 2025. We cannot keep a safe and comfortable community without your assistance and everyone being on the same page of conversation.

It is the expectation of the Pleasant Hollow Homeowners Association that the St. Louis County Ordinances, Pleasant Hollow Subdivision Indentures, and/or Missouri Legislation be followed by all residents regardless of property owner or lessor along with his or her minor child.

- V. **Volunteers:** The Pleasant Hollow Homeowners Association Board of Trustees are **ALL** volunteers and hold full-time jobs. So, we need volunteers to step up and assist our subdivision by volunteering a small amount of your time to be on a committee. Renters are welcome as well; we want to know who lives among us in our community.
 - » Welcome - Welcoming new residents to our subdivision.
 - » Communication/Newsletters – Assisting with the formatting of the newsletters.
 - » Social/Events – Assist with organizing events and social gatherings that can help promote fellowship in the subdivision.
 - » Beautification - In charge of keeping up the beautification of the subdivision such as picking up trash along the streets, planting flowers, etc. Also, working with the Grounds Board members to clean up the common grounds.
 - » Compliance/ Safety – Board/Neighborhood Watch - Assist in matters of rule compliances and violations enforcement. **Help improve the safety of the community; by volunteering to become a "Block Captain" for your street and report safety concerns.**



VI. Solicitation: Any business or service is prohibited. No person, firm, or corporation is permitted to offer or advertise merchandise or other goods or sale or hire. SLCRO 616.160. (Without permission from PHHOA
» Commercial signs will be removed from Pleasant Hollow grounds/entrance.

VII. The Board of Trustees will continue to address the Pleasant Hollow residents' fence lines violations of each property; there have been derelict fence lines for many years now. The Board is aware that some residents acquired these fence lines when they moved into the properties, however it has become a serious hazard for our maintenance crew when cutting the common ground. Volunteers have worked tirelessly to remove brush in some areas of common grounds along some fence lines and paid companies to remove and dispose of the debris, but we cannot continue this task without the residents maintaining their property fence lines. **Since this matter is being ignored by the residents of derelict fence lines, we have decided to fine those properties with these ongoing problems until they are addressed and if the residents dump brush in the common ground a fine will be added to their property assessments and subject to a lien on the property. It is not the Pleasant Hollow Homeowners Association duty to maintain fence lines, even if the property owner needs to pay someone to clean and maintain their fence lines.**

- » **Common Ground Maintenance:** Do NOT dump trash or yard waste in common grounds or on the black-top area on Central Parkway. As defined in SLCRO 1005.095. **(PHHOA prohibits depositing waste/trash in the Common Grounds or any other Pleasant Hollow subdivision grounds.)**
 - The Board of Trustees will continue to address the Pleasant Hollow residents' violations of other ordinances that are continuously a safety hazard in our subdivision.
- » Cut and fallen trees and shrubs are a public nuisance that must be removed from private property by the property owner. SLCRO 1120.020. **(PHHOA requires all residential properties to cut neglected shrubs/trees and remove fallen trees from properties in a timely manner or liens will go against properties.)**
- » Recycling and trash containers must be stored at least three (3) feet behind the front of the main residential structure. Containers may be placed no earlier than dusk the day prior (currently Sunday in Pleasant Hollow) and returned to their storage place the same day as collection (currently Monday in Pleasant Hollow). SLCRO 607.1205, 607.060, 607.070. **(PHHOA requires all residential properties to store their trash containers after trash has been picked up in a timely manner.)**
- » Yards must be maintained. No grass or weeds taller than eight (8) inches, no areas of erosion, and no low areas allowing the collection of water. SLCRO 1110.302.4, 1003.167. **(PHHOA requires all residential lawns to be maintained in a timely manner.)**

Yard areas should be clean and well maintained with no accumulation of litter, appliances, or other waste material. SLCRO 1110.302.1, 1003.167. **(PHHOA prohibits littering of waste materials on any residential properties.)** Residence should dispose of ALL TRASH build-up on properties, including raking the leaves in the yards.
- » Littering and Carelessly Loaded Vehicles on roadways are prohibited and signage is NOT required for enforcement. SLCRO 1218.050. **(PHHOA prohibits littering of all residential roads and grounds.)**
- » No person shall operate any motor-propelled vehicle on the common land of any subdivision, nor park any motor vehicle on the unpaved part of the common land of any subdivision, without the consent of the trustees of the common land, or if there be no such trustees, without the consent of the owners or other persons designated by the owners to be in control of the common land. SLCRO 716.155. **(PHHOA prohibits any motor-propelled vehicles on any common grounds of Pleasant Hollow subdivision without permission.)**

VIII. Residents in Violations of Vehicles Laws:

- » No commercial motor vehicles having a gross weight of more than twelve thousand (12,000) pounds shall be parked on any roadway or highway in a residential district between the hours of 12:00 midnight and 6:00 a.m. of any day, except in an emergency. SLCRO 1207.075.12347, 11-22-85. **(PHHOA prohibits commercial vehicle parking in the subdivision.)**

- » No tractor or tractor-trailer or tractor-trailer truck unit shall be parked on any roadway in a residential district at any time, except while loading or unloading, except for governmental vehicles during work-in-progress. SLCRO 1207.075.12347, 11-22-85. **(PHHOA prohibits any type of tractor-trailer truck parking on ALL subdivision roadways.)**
- » Residents living in unincorporated St. Louis County may not store an unlicensed vehicle on their property for longer than seventy-two (72) hours unless the vehicle is enclosed within a building. Additionally, residents may not operate or park an unlicensed vehicle on any highway, roadway, or alleyway. SLCRO 1213.010, 1003.167, 1110.302.8. **(PHHOA requires all improper unlicensed vehicles be removed from residential properties or be ticketed and towed away.)**
- » It is unlawful to park a car, truck, bicycle, scooter, boat or any vehicle on a sidewalk so that it obstructs pedestrian traffic. SLCRO 1207.040. **(PHHOA requires all residents respect the sidewalks in front of residential properties, NO PARKING ON THE SIDEWALKS.)**
- » Parking is prohibited in residential front yards. No one shall park a vehicle on the grass in the front yard. SLCRO 1207.060. **(PHHOA requires all residents respect the front of residential properties, NO PARKING ON THE GRASS.)**

IX. Residents in Violations of Nuisance Laws:

- » The speed limit on St. Louis County roads is **twenty-five (25) mph**, unless otherwise posted. Roads in Pleasant Hollow are twenty-five mph as posted. If speeding is a problem, please call the STLCO PD non-emergency number 636.529.8210. SLCRO 1204.030. **(PHHOA requires all residents respect the speed limits of our streets in the subdivision.)**
- » It is presumed to be a noise violation if the volume of the offending source is plainly audible to people more than fifty (50) feet away from the source of the noise that disturbs the peace of another person. SLCRO 716.073, 736.212. **(PHHOA requires all residents respect their neighbors by controlling the noise from your properties.)**
- » The curfew for unsupervised minors under the age of seventeen (17) years is 11:00 pm to 6:00 am Sunday through Thursday and 12:00 am to 6:00 am on Fridays and Saturdays. SLCRO 705.010, 705.020, 705.030. **(PHHOA requires all residents respect the curfew in our subdivision/community.)**
- » Basketball hoops, playground, or sports-related apparatus or similar objects are prohibited on or within a public roadway or sidewalk. SLCRO 1218.130. **(PHHOA prohibits any objects at the edge of all subdivision streets.)**
- » **Some pet owners are disrespectful of other residential properties.** Pets must be leashed and securely held by a responsible person whenever they are off the owner's property, except in the case of city-designated dog exercise parks. No dog or cat is permitted to be at large on any public street, park, or other public space, or on another person's property. SLCRO 611.200. **(PHHOA recommends a collar and tag to reunite the lost and found pets.)**
- » **The maximum number of dogs and cats permitted** in a single-family residence in unincorporated St. Louis County is three (3) dogs and five (5) cats OR a combination of five (5) dogs and cats with no more than three (3) dogs at any time.

Discussion for 2025

- Examine the Pros/Cons and Cost of Flock cameras for Pleasant Hollow entrances (Central Parkway and Kingsford)
- More post lighting in the subdivision (Repairs)
- Neighborhood Watch Liaison and North St. Louis County Police Officer to conduct a violation patrol twice a month
- Work with St. Louis County and Missouri Legislators to update ordinances
- St. Louis County Project 2025 (Planning Committee)
- Contact Roads and Transportation regarding adding a camera to traffic lights at Central Parkway and Shackleford.
- Residential volunteers becoming Board Members
- Fundraising for playground equipment and mulching



UPDATE: There currently is a vacant HOA board position. Visit <https://pleasanthollow.org> for more information on how to get involved.

2025 Calendar

- **PHHOA Family Fun Day** – Location: Blacktop off Central Parkway
Saturday June 14, 2025@ 12:00pm – 2:00pm
- **PHHOA National Night Out with Neighborhood Watch Team** - Location: Blacktop off Central Parkway
September 9, 2025@ 5:00pm - 7:00pm
- **Pleasant Hollow Neighborhood Cookout** – Make it a Block Party on your street. TBD
- **PHHOA Trunk R Treat** – Location: Blacktop off-Central Parkway
Sunday, October 26, 2024@ 5:30pm - 7:30pm (rainy weather indoors at Grace Bible Church)

Neighborhood Watch Meetings

The Neighborhood Watch Program will conduct quarterly in person meetings at Grace Bible Church from 7:00pm – 8:00pm. Please join and follow Next-door for updates.

You may email nhw@pleasanthollow.org with any inquiries. Email our NPO Paul Hughes at phughes@stlouiscountymo.gov with any NON-emergency police inquiries.

- Tuesday 03/11/2025
- Tuesday 06/10/2025
- Tuesday 09/9/2025
- Tuesday 12/9/2025

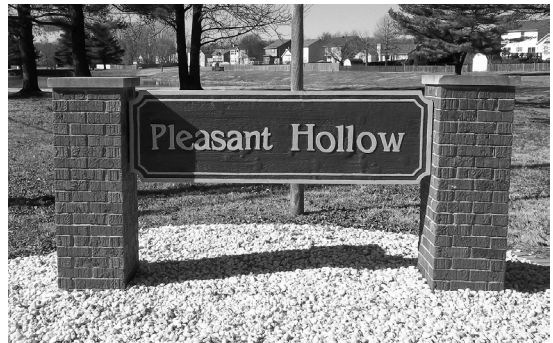


PHHOA Board Monthly Meetings "ALL WELCOME"

On the 1st Monday of even months, the Pleasant Hollow Homeowner's Association conducts a monthly meeting at 7:00pm open to the public via ZOOM. The link to the ZOOM is posted on PleasantHollow.org. If these need to be canceled due to unforeseen circumstances, the meetings will not be rescheduled. Please join the Pleasant Hollow Group and follow us on Nextdoor for updates or send an email to chair@pleasanthollow.org with any inquiries.

ANNUAL IN-PERSON BOARD MEETING Saturday, March 8, 2025 @ 12:00pm – 2:00pm

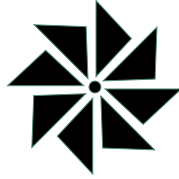
- Monday 02/03/2025
- Monday 04/07/2025
- Monday 06/02/2025
- Monday 08/04/2025
- Monday 10/06/2025
- Monday 12/01/2025



Community Clean-up Days

On the 3rd Saturday of each month, the Beautification Committee and residents pick up fallen tree limbs and trash throughout the subdivision. You can choose to clean up your street on these Saturdays as well. Volunteers will meet at the Pleasant Hollow Parking Lot at 9:00am. We will end our day at 11:00am. If weather conditions are not permitted, events will be canceled and will not be rescheduled. Community Clean-Up Days are advertised Nextdoor. Please join the Pleasant Hollow Group and follow us on Nextdoor for updates or send an email to outreach@pleasanthollow.org with any questions.

- Saturday, 03/15/2025
- Saturday, 04/19/2025
- Saturday 05/15/2025
- Saturday, 06/21/2025
- Saturday 07/19/2025
- Saturday, 08/16/2025
- Saturday, 09/20/2025
- Saturday, 10/18/2025
- Saturday, 11/15/2025



PLEASANT HOLLOW

HOMEOWNERS ASSOCIATION

HOMEOWNERS' RESIDENTIAL INFORMATION

(Complete with updated information for each Residential Properties)

Pleasant Hollow Residents, the PHHOA Board of Trustees requires contact information for all residents in the Pleasant Hollow community to identify residents and to address any concerns. So, Residents, please complete the form with your updated information and return with assessments. **(VALID EMAILS ARE REQUIRED)**

PROPERTY ADDRESS: MANDATORY INFORMATION

OWNERS INFORMATION (First owner listed below will be the primary contact for the residence):

NAME

DATE OF BIRTH

TELEPHONE

HOME or CELL

EMAIL ADDRESS

NAME

DATE OF BIRTH

TELEPHONE

EMAIL ADDRESS

HOW MANY PEOPLE OCCUPY THE RESIDENCE

ADULTS

CHILDREN

18 YEARS &
OLDER

17 YEARS &
OLDER

Email document to: mhouse@houseassoc.com or
Mail to: **House & Associates • 1725 Davinci Drive • Dardenne Prairie MO 63368**



PLEASANT HOLLOW

HOMEOWNERS ASSOCIATION

COMMERCIAL HOMEOWNERS' RESIDENTIAL INFORMATION (Complete with updated information for each Residential Properties)

LLCS and Corporate of Pleasant Hollow Homeowners, the PHHOA Board of Trustees requires contact information for all residents in the Pleasant Hollow community to identify residents and to address any concerns, while making you aware that your tenants are residents of the Pleasant Hollow community as well. Therefore, they are required to abide by the same ordinances. To ensure the residents follow the ordinances, as the landlords, you are required to inform your tenants of the ordinances and be held accountable/liable for the actions of your tenants in Pleasant Hollow Homeowners Association. Also, The Board of Trustees are required to address any concerns with owners regarding their tenants. Landlords required to complete form with updated information for EACH property address in the PHHOA with tenant's information. and return with assessment. Landlords are responsible for ALL Tenants receiving this newsletter with rules and regulations. **(VALID EMAILS ARE REQUIRED)**

PROPERTY ADDRESS: MANDATORY INFORMATION

CORPORATE OR LANDLORDS' INFORMATION (Manager of the Residential

Property (ies) Name of Corporation/ Landlord:

Point of Contact for Managing the Residence::

Mailing Address:

Telephone:

Alternate:

Email:

TENANT OCCUPYING THE RESIDENCE INFORMATION

1st Tenant Name:

2nd Tenant Name:

Lease Begin:

Lease Ends:

Telephone:

Alternate:

Email:

How many people occupy the residence:

Adults:

Children:

Email document to: mhouse@houseassoc.com or
Mail to: **House & Associates • 1725 Davinci Drive • Dardenne Prairie MO 63368**



HOUSE & ASSOCIATES LLC ARE NOW HANDLING ALL ASSESSMENT PAYMENTS AND INQUIRERS.

Check and On-Line Bill Pay

Pleasant Hollow Homeowners, fees may be paid by check or by using the bank's online bill pay feature. All payments must be **made payable to PHHOA**, include your **account number on your check** and mail to the Community Association Bank lockbox at the following address:

Pleasant Hollow c/o House & Associates LLC
PO Box 98202
Phoenix AZ 85038



Scan Me for
Payment
Information

DUE DATE IS IMMEDIATELY UPON RECEIPT

YOUR 2025 ASSESSMENT IS \$190.00 (includes a one-time special assessment of \$25.00 for additional maintenance to common grounds.)

For a full list of payment options please visit the House & Associates LLC website's **Payment Information** section: <https://www.houseassoc.com/payment-information>

Important Updates Regarding Property Pay Fees

On November 19, 2024, First Citizens Bank updated their Property Pay Fees to:

- Recurring Online Payment (E-Check) – No Charge
- One-Time Online Payment (E-Check) - \$2.25
- Credit Card – 2.95%

Homeowners will see the charge when the payment is made, or payment notification is received.

If you sign up for recurring online payments, you will receive notification before payment is withdrawn from your account of the amount that will be withdrawn. Please note that if you change bank accounts, you will need to update the information to avoid returned item fees.

If you have inquiries regarding your assessments, please email House and Associates at **request@houseassoc.com**.