



PLEASANT HOLLOW

HOMEOWNERS ASSOCIATION

ANNUAL NEWSLETTER 2026

Building Pride, Protecting Value, Strengthening Community



HAPPY NEW YEAR!

Dear Pleasant Hollow Residents,

We're reaching out to invite you to become a member of the Pleasant Hollow Homeowners Association (HOA). By joining, you're not only supporting your neighborhood, but you're also **helping protect and strengthen your property investment.**

Our HOA is committed to maintaining the **appearance, safety, and value** of our community through projects such as common ground area upkeep, and neighborhood improvements. When working together, we ensure Pleasant Hollow remains a place we're all proud to call home.

Membership in the HOA gives you a voice in community decisions and helps preserve the standards that keep our property values strong. The more residents who participate, the more effectively we can advocate for our neighborhood's needs and fund improvements that benefit everyone.

We hope you'll consider joining us in making a lasting difference for Pleasant Hollow. Together, we can continue to build a community that reflects the pride and care of its residents.

If you'd like to learn more or sign up, please contact us at info@pleasanthollow.org or visit www.pleasanthollow.org.

BOARD MEMBERSHIP ELIGIBILITY

To serve as a Board Member of the Pleasant Hollow Homeowners Association, the following requirements must be met:

Your name must appear on the property deed of trust for your Pleasant Hollow residence.

Your HOA assessment must be fully paid and remain current at the time of nomination and throughout your term.

These requirements ensure that all Board members have a vested interest in the community's wellbeing and uphold the financial integrity of the Association.

PLEASANT HOLLOW

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KEY AREAS OF COMMUNITY CONCERN FOR 2026

1. EXTERIOR MAINTENANCE OF HOMES OR PROPERTIES

Apply fresh paint where fading, peeling, or deterioration is visible.

Clean, repair, or replace any fallen, damaged, or clogged gutters.

Address damaged siding, trim, shutters, and all other exterior fixtures promptly.

2. GENERAL CLEANLINESS AND YARD MAINTENANCE

Trim grass and weeds along sidewalks, driveways, and property edges.

Maintain a neat and welcoming appearance by keeping outdoor areas tidy and free of visible clutter.

Trim overgrown trees, bushes, and hedges in front, side, and rear yards.

Grass and weeds must not exceed eight (8) inches in height.

Remove all noxious vegetation and maintain landscaping properly.

Clear fallen branches, limbs, and brush after storms or high winds.

Remove litter, leaves, and debris from yards, porches, and curbs.

Clear the leaves from the yard after they fall from the trees, or mulch them while mowing.

Please help keep our community beautiful by avoiding pushing, dumping, or blowing yard debris into HOA common ground areas or along street edges.

3. FENCE LINE MAINTENANCE

Homeowners must maintain at least two (2) feet of clearance behind backyard fence lines where they meet the common grounds.

Overgrowth extending into HOA common grounds must be removed by the homeowner.

The HOA lawn service cannot trim or maintain areas outside the fencelines due to liability restrictions.

4. VEHICLE AND DRIVEWAY STANDARDS

Parking Prohibited in Residential Front Yards
SLCRO §1207.060

Derelict vehicles are prohibited on residential property. SLCRO §1110.302.8

A "junked" motor vehicle stored on private property for more than 72 hours (unless fully enclosed) is considered a public nuisance and is subject to citation. SLCRO §1110.302.8

Vehicles parked in backyards are prohibited.

Vehicles or personal property placed on sidewalks or in the public right-of-way can be subject to regulation and removal due to safety concerns. SLCRO §1207.040

5. TRASH CONTAINER STORAGE AND PLACEMENT

Trash and recycling containers must be stored at least three (3) feet behind the front line of the home.

Containers should only be placed curbside the evening before pickup and must be removed promptly afterward.

Containers may not remain at the curb beyond designated collection hours.

All Pleasant Hollow residents must maintain active trash service at their property address. This helps prevent unsanitary conditions and ensures compliance with St. Louis County ordinances and Pleasant Hollow HOA standards. Proper trash removal protects the health, safety, and appearance of our community.



COMMUNITY STANDARDS AND REMINDERS

The previous list of **Key Areas of Community Concerns** are important reminders and standards that all homeowners and residents are expected to follow in accordance with St. Louis County ordinances and the Pleasant Hollow HOA bylaws and indentures.

Regrettably, a number of properties in Pleasant Hollow are not being properly maintained and must be restored to compliance. These conditions negatively impact the appearance, safety, and overall property values of our community.

Every homeowner is responsible for maintaining their property and helping preserve the pride, cleanliness, and integrity of Pleasant Hollow.

PLEASANT HOLLOW SNOW SEASON REMINDERS

As snow season approaches, residents are reminded to remove all vehicles from the streets during and after snowfall. This is essential to allow snowplow trucks to clear the roads safely and effectively throughout the subdivision.

When vehicles are parked on the streets, plow drivers must maneuver around them, resulting in uneven snow removal, blocked roadways, and hazardous driving conditions. In some cases, plows, trash collection, and mail delivery may be unable to service the area due to these obstacles.

Please do your part to help keep Pleasant Hollow's streets safe, accessible, and properly maintained this winter season.

GROUNDS & LAWN MAINTENANCE UPDATE

The Board of Trustees has heard your concerns regarding the common grounds near your homes not being properly maintained by the current lawn care provider. As a result, we will be exploring new lawn service options for 2026 and are also seeking a company to assist with brush and overgrowth cleanup throughout our common areas.

The Board has already made efforts to clear several sections of brush; however, some nearby homeowners have not taken responsibility for maintaining their fence lines or adjacent common areas. This lack of upkeep not only undermines the community's appearance but also adds unnecessary costs to our shared maintenance budget.

Be advised that following the completion of these cleanup operations, homeowners will be responsible for maintaining their fence lines and the surrounding areas that border the common grounds. If a homeowner fails to do so and additional cleanup becomes necessary, the cost of that work will be added to the homeowner's assessment and if not paid in a timely manner, a lien will be placed on the property until paid in full.

Our goal is to keep Pleasant Hollow looking beautiful, clean, and well-maintained for all residents. Achieving this requires the cooperation and shared responsibility of every homeowner.

RESPECT, SAFETY AND CLEANLINESS FOR OUR NEIGHBORHOOD

We continue to partner with St. Louis County Inspectors to ensure that Pleasant Hollow remains clean, safe, and compliant. Several notices have been issued to address violations, and ongoing follow-ups will continue in 2026.

There have also been reports of illegal dumping along the blacktop and common grounds this past spring, which **is prohibited and punishable under county law**. Be sure you have a professional binding company (providing documentation of their services is suggested) for hauling. **Additionally, vehicles are not permitted to drive on common grounds under any circumstances.**

Our HOA provides lawn service to maintain the common areas. Dumping debris or allowing overgrown vegetation along residential fence lines increases costs for everyone. Please help us by keeping these areas clean and well-maintained.

In recent years, we've noticed some concerning issues in our community, such as **vandalism in common ground spaces and improper disposal of waste and hazardous materials**. Our playgrounds, streets, and common areas are here for everyone to enjoy and respect—not damage or misuse. These actions can create health and safety risks and take away from the beauty and integrity of Pleasant Hollow. Let's all work together to keep our neighborhood safe, clean, and welcoming for everyone.

While these incidents are disappointing, we are grateful for the dedication of six committed volunteers who have continued to invest their time and effort in removing trash and debris from our community. Their service is invaluable and deeply appreciated. However, maintaining Pleasant Hollow should be a shared responsibility, and no one should be left to clean up after those who disregard our neighborhood.

We take great pride in maintaining a clean, safe, and welcoming neighborhood for all. Caring for our common grounds and shared spaces is a responsibility we all share—including our youth.

Parents and guardians, please take a moment to speak with your children about respecting our community and setting a positive example for others.

Finally, we encourage every resident to do their part in keeping Pleasant Hollow beautiful. If you notice litter, please take a moment to pick it up. Small actions from each of us make a big difference in preserving the beauty, safety, and value of our neighborhood.

COMMUNITY INVOLVEMENT

Like many of us, maybe you chose Pleasant Hollow because it's a beautiful community. Let's work together to keep it that way!

Unfortunately, it appears that some individual homeowners, along with several LLCs, corporate investors, and their tenants—have shown limited vested interest in maintaining the quality and standards of our community. This lack of engagement and accountability is negatively impacting on the overall value, appearance, and integrity of Pleasant Hollow. Although many choose to live here for the quality of life our neighborhood offers, some continue to disrespect and neglect the very environment that drew them here. If you are a landlord, you are responsible for informing your tenants of **all HOA ordinances and are held accountable for their compliance and conduct**.



Annual in-person board meeting, March 2025

PLEASANT HOLLOW

HOMEOWNERS ASSOCIATION

PHHOA 2026 CALENDAR

PHHOA Community Fun Day – Location: Blacktop off Central Parkway Saturday June 13, 2026 • 12:00PM – 2:00PM

Pleasant Hollow Neighborhood Cookout – Make it a Block Party on your street. TBD

PHHOA Trunk R Treat – Location: Blacktop off Central Parkway Sunday, October 25, 2026 • 5:30PM – 7:00PM

(If inclement weather, the event will be held indoors at Grace Bible Church)

PHHOA BOARD MONTHLY MEETINGS “ALL ARE WELCOME”

The Pleasant Hollow Homeowners Association (PHHOA) holds its monthly public meeting on the first Monday of every even-numbered month at 7:00 PM via **Microsoft Teams**. The meeting link can be found on our official website at www.pleasanthollow.org.

Monday - 02/02	Monday - 08/03
Monday - 04/06 (Tentative)	Monday - 10/05
Monday - 06/01	Monday - 12/07

If a meeting must be canceled due to unforeseen circumstances, it will not be rescheduled.

ANNUAL IN-PERSON BOARD MEETING SATURDAY, MARCH 7, 2026 • 12PM-2PM GRACE BIBLE CHURCH

We encourage all residents to stay informed and involved by:

Emailing us at info@pleasanthollow.org with any questions or concerns.

NEIGHBORHOOD WATCH MEETINGS

The Pleasant Hollow Neighborhood Watch Program will hold quarterly in-person meetings at Grace Bible Church from 7:00PM – 8:00PM.

We encourage all residents to attend and stay engaged in keeping our community safe.

The PHHOA Neighborhood Watch Group is also seeking volunteers to serve as Block Captains on each street.

If you are interested in volunteering

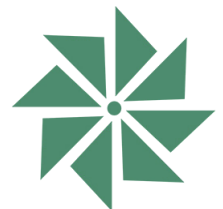
Join the Pleasant Hollow Group on social media
Follow updates on [Nextdoor](#), for general Neighborhood Watch inquiries or safety and communication within your area, please send an email to nhw@pleasanthollow.org.

For non-emergency police matters, contact our Neighborhood Police Officer (NPO), Paul Hughes, at npo@pleasanthollow.org

Together, we can keep Pleasant Hollow safe, united, and well-informed—your participation strengthens our community and ensures every homeowner's voice is heard!

NEIGHBORHOOD WATCH MEETING DATES

Tuesday 03/31/2026
Tuesday 06/16/2026
Tuesday 09/8/2026
No December meeting





Pleasant Hollow 2025 Community Walk and Talk participants

WALK & TALKS RETURNING TO PLEASANT HOLLOW

We are pleased to share that more Walk and Talk events will be scheduled in Pleasant Hollow Subdivision with the St. Louis County Police Department and St. Louis County Officials. These events are excellent opportunity for residents to meet and engage with our local law enforcement and elected leaders, ask questions, share concerns, and strengthen community relationships.

More details will be announced as dates are confirmed. We encourage all residents to participate and get to know the individuals who serve our community.

PHHOA BEAUTIFICATION COMMITTEE

On the third Saturday of each month, the Beautification Committee and residents come together to pick up fallen tree limbs and trash throughout the subdivision. You're encouraged to join by cleaning up your own street or removing gumballs and debris along the easement near your home—every effort helps keep Pleasant Hollow looking its best!

Volunteers will meet at the Pleasant Hollow parking lot at 9:00AM, and cleanup will conclude by 11:00AM. If weather conditions are not permitted, the event will be canceled and will not be rescheduled.

Community Clean-Up Days are posted on the PHHOA website calendar and Nextdoor. Please join the Pleasant Hollow Group and follow us on Nextdoor for updates, or email info@pleasanthollow.org with any questions.

You are part of the Pleasant Hollow community—let's work together to keep it clean and beautiful!

Saturday, 03/21/2026

Saturday, 04/13/2026

Saturday, 05/16/2026

Saturday, 06/20/2026

Saturday, 07/18/2026

Saturday, 08/15/2026

Saturday, 09/19/2026

Saturday, 10/17/2026

Saturday, 11/21/2026





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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

DUE DATE IS IMMEDIATELY UPON RECEIPT



Scan Me for
Payment

YOUR 2026 ASSESSMENT IS \$170.00

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.