

A MESSAGE FROM THE BOARD OF TRUSTEES

The Board of Trustees for the Twin Chimneys Subdivision would like to acknowledge and thank the homeowners who have volunteered their time to support our TC Community and various subcommittees. As you read this newsletter you find a consistent message to the community - we are all working to preserve and improve upon the investment of all homeowners. The message to everyone should be clear - we need the involvement and cooperation of all the community to accomplish these goals. Adherence to the Indentures by everyone is the first step towards accomplishing these goals.

Additional involvement by the homeowners involves taking a proactive approach to protecting the assets of the Twin Chimneys Subdivision. Since our last newsletter, TC has experienced an increase in property damage due to vandalism throughout the subdivision. Reports of theft also seem to be on the rise. We are asking all homeowners to report these incidents when they occur, and to help by pitching in whenever possible. Be respectful of all who share our wonderful community.

We would like to address some of the criteria covered in the TC Subdivision Indentures, which is a legal document that governs the management of the subdivision and responsibilities of the homeowners. The Indentures deal with the responsibilities for property maintenance (trash receptacles, lawn maintenance, etc.), improvements (decks, fences, etc.) and construction (home additions). These Indentures are incorporated as part of the deed to your property and should be provided to the homeowner during the course of closing on your home. (If you need a copy of the Indentures, please contact DNI at 314.576.0700.)

There is a process in place for approval of home improvements (construction, pools, fences, decks, etc.) identified in the Indentures. The City of O'Fallon also requires permits for work listed above, in conjunction with the approval of the TC Architectural Control Committee. All approvals must be obtained prior to the start of any planned improvements. The TC Board of Trustees is committed to enforcing the Indentures and Restrictions of our Community so that the value of our property will be maintained and that we can all enjoy living in this wonderful neighborhood.

The Board has been hard at work and has just approved the annual operating budget for 2007. There are many exciting projects planned for 2007, some of which are detailed throughout this newsletter. We are especially proud and excited to announce **there will be no increase in Annual Assessments for 2007**. This year, the statements for 2007 will be mailed at the end of December 2006. **The assessment is still due (not post-marked) February 28th**. Just a reminder, it is the homeowner's responsibility to make prompt payment of the Annual Assessment. Any payments received after the due date will be assessed a late fee.

The Board of Trustees would like to extend an invitation to all homeowners to attend the Twin Chimneys Subdivision Board Meetings which are held on the fourth Monday of the month at 7 PM at the Family Center. We hope to see you there. (There is no December meeting.)

Curt Lenk Chairperson Rock Church 978.2046	Steve Graham Treasurer Lindenwood 240.5344	Chuck McIntrye Vice Chairperson Thornhill 980.9862	Ron Bell Trustee Walnut Grove 240.9330	Janet Bollinger Trustee The Cedars 281.2406	Kathy Criswell Trustee Lee Ridge 240.7648
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Dan Duncan Trustee Plum Grove 978.8719	Charlie Feller Trustee Coachline 240.7104	Linda Jochimsen Trustee Watson's Parish 978.0727	Pat O'Hearn Trustee Nelson's Mill 379.4979	Jeff Pollard Trustee Little Oaks 294.7104
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TRUSTEE SPOTLIGHT

Mr. Curt Lenk

Maybe you've seen Curt and his wife of 38 years walking along the Boulevard...maybe you've seen him at the Renaud Spirit Center working out...perhaps he has served you a carry out dinner at ICD where he has been actively involved for the past 32 years...maybe you had a question concerning an improvement to your residence that you were contemplating. You just never know when you might have the good fortune of running into our Chairman of the TC Homeowners Board of Trustees. Curt and his wife Janet have been pioneers of sorts here at TC. They are original homeowners, moving into their home in the Village of Rock Church on Memorial Day in 1989. Curt has been employed at MEMC for over 30 years. Curt and Janet have raised their two sons and are now active grandparents of two grandchildren, with two more expected early next year. In their free time they love to go camping, skiing, golfing, and participate in all types of water sports. This is a family that knows how to work and play hard. Curt has been on the TC Board for 12 years. It was his persistence and diligence which enabled TC to reach a positive verdict regarding our lake lawsuit. Curt and Janet were named Twin Chimneys Residents of the Year in 2005 and we are fortunate to have them in our community.

FALL CLEAN-UP DAY IS A SUCCESS

A special thanks to all of the TC Trustees and residents who participated in this year's Fall Clean-Up Day. Work was done at the entrance to the subdivision by the TC Elementary School. There were several trees that were cut down and trimmed as well as shrubs removed or trimmed. This area was chosen in order to make the entrance monuments more visible from the outer road. There was also additional tree trimming done to remove overhanging limbs from the sidewalk and bicycle lane areas. When residents come together on scheduled clean-up days it benefits everyone involved. We save thousands of dollars a year in maintenance costs due to the generosity of a small group of volunteers. Just think how much we could get done and how much we could save with just a few more volunteers. Please consider getting involved in our next clean-up day. **You** can make a difference.

THANK YOU

A great big thanks to our office staff for the service they provide to the residents and the Board of Trustees. Thank you Bob, Kathy, Maggie, and Sue for all your hard work.

CITIZENS FIRST CENTER OPENS

Citizens First Center, opened by the City of O'Fallon, is an exciting new addition recently created to help citizens navigate through city red tape when they are experiencing a problem or simply have a question concerning services which are offered through the City of O'Fallon. Or maybe you just have a comment on how our city can improve...maybe a question or concern or problem that is affecting your immediate neighborhood. With one call to the Citizens First Center help is on the way. The number is **636-379-5553**.

DONUTS WITH SANTA

This much anticipated annual event is scheduled for Saturday, December 9th from 9 -11 a.m. Donuts and juice will be provided. Bring your camera to capture all those great Santa moments. If you can help, please call Alison Euston at 294.2577.



LAKES RENOVATION

The work to-date has not been visible. The detention basin to hold the silt has been built. This is located on the Dickherber Farm. The dredging operation will begin in the next month or so. The survey work is complete. This survey determines the current depth of the lakes and will then be used to determine the amount of silt removed. The dredging will start in Lake A (near the TC Elementary School) in December or January. Lakes B and C will follow in that order. The estimated time for project completion is September 2007. Rock is being installed at the water line in all lakes after the dredging. This will prevent any future bank erosion.

2006 ACCOMPLISHMENTS

The Board of Trustees has worked to make improvements to TC this year which you've probably already noticed or have seen the work in progress.

- Major pool updates and repairs
- Village monument repair to include lighting and tuck pointing
- A new furnace for the Family Center
- Removal of many dead/dying trees and planting of new trees/seedlings
- Negotiated a new, longer term contract with DNI Properties, Inc.
- Secured better insurance coverage at lower rates
- New security cameras and state-of-the-art security system

The Lake Renovation is underway and plans to paint and update the Family Center are in the works. Our subdivision is aging and these improvements help keep TC a great place to live and raise a family. Many of the Trustees have put in numerous hours to make these things happen. Take a minute to thank them.



REMINDERS

- Keep pets on a leash and out of your neighbors' yards. Please clean up any pet waste.
- Trash and recycle bins need to be kept in your garage except on the day of pick-up. They can be put out the night before pick-up if necessary. The upcoming holidays will change pick-up dates. Please contact the City of O'Fallon at 272.0477 or refer to their website www.ofallon.mo.us for more information. Yard waste will only be available until the 2nd Wednesday in December.
- Please contact the TC office at 978.5540 for information when making structural additions to your home, fencing, deck, etc.
- Construction trucks are NOT allowed on common ground or easements. Any repair for damages will be the responsibility of the homeowner.
- Please keep your eyes open and garage doors closed to help deter any theft and vandalism. Report any suspicious activity to the O'Fallon Police Dept. Be careful about leaving vehicles unlocked and/or leaving keys and garage door openers in your vehicles.
- Resident security codes to enter the Family Center are only to be used by those 18 and older.
- There have been reports of mail taken from residential mailboxes. This is a federal offense.

TRUSTEES NEEDED

In March 2007, trustee terms will expire for Rock Church, Lindenwood, Watson's Parish and The Cedars. If you are interested, please call Michelle at DNI (314.576.0700, ext. 202) or attend a monthly Board meeting.