

## **Welcome to Wilderness Trails!**

Enclosed is some information that may be helpful to you in your neighborhood. We are glad you chose to move into our community!

Wilderness Trails is as great a community as each property owner makes it. Paying fees when due and maintaining property well is beneficial to us all.

Our neighborhood is maintained by homeowners. The annual assessments cover maintenance of our roads inside the subdivision. Snow removal and salting, mowing of some common areas and trash/recycling pickup are not included in the annual assessment. These variable costs are divided among homeowners and billed quarterly.

You are welcome to contact board members about concerns or questions. And you are welcome to serve on the board in the future.

Please contact the board at: [WildernessTrailsHOA@gmail.com](mailto:WildernessTrailsHOA@gmail.com)

Payments should be mailed to:

Wilderness Trails Homeowners Association  
PO Box 371  
Eureka, MO 63024

Our web site is <http://www.WildernessTrails.org>

Please visit the web site to find a list of residents' names and addresses, homeowners association restrictions, and recycling information. We hope you enjoy living in Wilderness Trails Subdivision.

On the web site, we also have a link to our subdivision FaceBook page. To join, please search for the *Wilderness Trails Homeowners* group.

Sincerely,

Your Wilderness Trails Board

Sandi Aubuchon – President  
Jeff Feeney – Secretary  
Joanne Moon – Treasurer  
David Brown & Steve Haubenriser – Members

**Annual Assessments:**

Homeowners association assessments of \$300 are billed in January, and are due by the end of March. Sending installment payments of \$100 for three months is fine, and the treasurer will help you with a payment plan if necessary. If you provide the treasurer with an email address, and invoice will be sent by email; otherwise by postal service. Checks may be sent to: WTOA, PO Box 371, Eureka, MO 63025

**Distributed Expenses:**

The following expenses are not covered by annual assessments, but are divided among homeowners of Wilderness Trails and billed quarterly or as necessary, via email or postal service:

**Trash Collection and Recycling:**

There is no individual home trash pickup in Wilderness Trails due to our narrow, winding streets. This also protects our roads from the damage caused by heavy trash trucks. All trash should be taken to the bins located at the intersection of Green Valley and Wilderness Roads. Trash is picked up 3 times per week, and recycling is picked up 2 times per week.

**No plastic bags or anything containing food or body waste in the recycle bin.** The recycle bin is for single stream recycling items such as paper, cardboard, plastics 1-5 and 7, tin cans, glass, etc. Items do not need to be separated, but should be rinsed. The trash company will charge us extra for infractions, especially for plastic garbage bags which can clog up the sorting machines.

Other recyclable items can be taken to Earthbound Recycling on 109 in Eureka. Depending on the item, they may pay you for the materials, or there may be a cost to recycle.

**No construction debris in the trash bin.** Please rent a trash bin for your construction/remodeling project. Also, large appliances, mattresses, big exercise equipment, etc. is not allowed. Furniture may be cut up to fit in the bin, but anything that does not fit is prohibited.

**Do not leave unwanted items near the bins for others to take.** Again, there will be an extra charge if the trash trucks cannot access the bins. Please take any usable items to a resale shop or post them on the subdivision Facebook page. There are several resale shops (Goodwill, Bethesda, St. Vincent De Paul, Savers) near Manchester, and the Agape House in Pacific will sell your items to fund their food pantry.

**Snow Plowing and Salting:**

This cost varies from season to season. We contract with a snowplow service to clear our roads. The general rule is for roads to be plowed with every 2" of snow

and salted/treated as needed. If a particular road or hill needs attention, a board member can contact the plowing service.

On every road, there are boxes with sand that may be used for traction on hills if slick conditions exist. Homeowners are responsible for clearing their own property and driveways.

### **Mowing Common Areas:**

The subdivision pays for mowing and trimming in some common areas around the dumpster enclosure and the entrance sign. This is a minimal cost when divided among all residents.

Homeowners are responsible for upkeep and mowing of their own property. Trees, shrubs and grass along property boundaries should not encroach on adjacent property or roads. It is especially important that property along roads be trimmed sufficiently to avoid blocking sight lines and inhibiting traffic in any way.

### **Subdivision Work Days:**

In general, we plan a neighborhood work day in both Spring and Fall. The purpose of work days is general maintenance of roadsides, bridges, culverts, signs – any areas that need attention. Participation is strongly encouraged, and homeowners use their own tools to complete the projects. Those unable to attend specific days are encouraged to mow, trim, weed, or pick up trash at a time convenient for them. Contact the board for suggestions on what needs to be done.

### **Beautification Committee:**

We have a committee of homeowners interested in improving the overall appearance of our neighborhood. These projects vary and may include work outside of subdivision work days. If you are interested in participating, please contact the board and we will keep you informed of meetings and projects.

### **Annual Meeting and Election of Board Members:**

Our annual meeting is held the second Tuesday of September. Date, place and time will be posted, and email or postal service notifications will be sent to each property owner. Financial statements will be reviewed, and subdivision business will be discussed and voted on necessary. Five board members will be elected for one-year terms, and they are responsible for handling subdivision matters throughout the year and will meet as necessary. Annual meeting minutes will be distributed to all homeowners.

### **Neighborhood Notices:**

Notices of general interest such as lost pets may be posted on the dumpster enclosure wall temporarily. Please remove the notices/fasteners as soon as appropriate. No signs of any type are to be attached to the subdivision entrance sign.

We encourage you to join the subdivision FaceBook page for news, questions, and posting items for sale or trade. The closed group is under Wilderness Trails Homeowners.

**Halloween Hayride and Bonfire:**

Wilderness Trails has a unique tradition around Halloween. Since homes are so far apart with some long driveways and little lighting, there is no door-to-door trick or treating on Halloween. Instead, generally on the Saturday before Halloween, we have a hayride for children and their parents who wish to participate. The hay wagon goes up Wilderness Road (other streets do not have adequate turn-around space), stopping at homes with lights on to indicate treats are available.

Those who do not live on Wilderness Road but who wish to distribute treats may bring them to the grassy area along Green Valley Road. The hayride begins here, and residents pass out treats before or after the hayride. Socializing around a bonfire ends the evening, and residents bring their own drinks, snacks, and lawn chairs.