

## Welcome to Wilderness Trails Owners Association (WTOA)

We are glad you chose to move into the WTOA community! This document welcomes you and provides initial information about the community.

The neighborhood currently has 50 developed lots and 5 lots not yet developed. The homeowners maintain a fellowship community as each property owner aids in the preservation.

According to the WTOA Restrictions, there is an annual assessment of \$300 due by the end of March of the current year. Since the community is not included in Jefferson County road maintenance, this annual assessment is for the purpose of maintaining roadways and doing other essential maintenance or improvements. The annual assessment does not include snow removal and salting, mowing of some common areas, and trash pickup. These variable costs are divided among homeowners and will be billed quarterly. More information below.

The Annual Assessment and quarterly General Assessments can arrive by email or by USPS mail. Once you get settled, please email the board with the following information concerning your contact information and billing preference at [wildernesstrailshoa@gmail.com](mailto:wildernesstrailshoa@gmail.com) and include the following -

*Name on the Account*

*Address*

*Phone numbers – for all homeowners (Can these be shared on the website list?)*

*Email address – for all homeowners (Preferred for invoices? Also, again can these be shared on the website list?)*

You are welcome to contact any Board Member with your concerns/questions. An annual meeting occurs on the 2nd Tuesday of September of each year and new Board Members are elected during this meeting each year.

*Payments should be mailed to:*

*Wilderness Trails Homeowners Association*

*PO Box 371*

*Eureka, MO 63025*

The WTOA website is <http://www.WildernessTrails.org>

The website includes a list of residents' names and addresses and the WTOA Restrictions. Also on the website is a link to the *Wilderness Trails Homeowner's* Facebook group.

Sincerely,

Your 2023-2024 Wilderness Trails Board

Jim Conley - President

Sandi Aubuchon – Treasurer

Liz Oeltjen – Secretary

Charlotte Miles - Member

David Brown - Road Chair

**Annual Assessments:**

Homeowners association assessments of \$300 are billed in January and are due by the end of March. Checks are sent to: WTOA, PO Box 371, Eureka, MO 63025

**General Assessment:**

Each year at the Annual Meeting, a budget is proposed to the community and voted on to cover costs for the following year. This General Assessment is divided among homeowners with an established home and those who are lot owners. The following expenses are included in the General Assessment, divided among the community, and billed quarterly.

**Trash Collection:**

Trash collection is shared among the community of homeowners (exclusive of lot owners). All trash should be taken to the bins located at the intersection of Green Valley and Wilderness Roads. Trash pickup occurs 3 days per week - Monday, Wednesday, and Friday, exclusive of Holidays.

Recycled items can be taken to Earthbound Recycling on 109 in Eureka.

**Prohibited - Construction/Appliances/Mattresses/Exercise Equipment/Furniture**

If you are constructing or remodeling, renting a trash bin for your project is an option. Large appliances, mattresses, big exercise equipment, etc. are prohibited. Furniture may be cut up to fit in the bin, but anything that does not fit is prohibited. Each bin has a notice on the front detailing acceptable items. Your attention to this notice is of utmost importance. Extra charges can be incurred if we do not follow these requirements.

**Obstruction of Trash Bins**

Do not leave unwanted items near the bins for others to take. The trash company will inflict an extra charge if the trash trucks cannot access the bins. You are welcome to post them on the community Facebook page if preferred. There are several resale shops (Goodwill, Bethesda, St. Vincent De Paul, Savers) near Manchester, and the Agape House in Pacific as options for your items, or post on the WTOA FB page.

**Snow Plowing and Salting:**

WTOA has a contract with Graham's Landscaping to salt and snowplow all the community roads. This cost varies from season to season, reflected in the yearly General Assessment. The Board will contact the service to be plowed with every 2" of snow and salted/treated as necessary. 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 cost is also included in the General Assessment.

Homeowners are responsible for upkeep and mowing of their property. Trees, shrubs, and grass along property boundaries should not encroach on adjacent property or roads. Property along roads should be maintained. Especially trimmed sufficiently to avoid blocking sight lines and inhibiting traffic.

**General Office Supply Costs and Legal Fees**

General office supply costs, stamps, envelopes, etc. are included in the General Assessment, along with any Legal Fees that are incurred throughout the year.

**Subdivision Workdays:**

Typically, a neighborhood workday is planned twice a year, in the Spring and the Fall. These workdays provide general maintenance of roadsides, bridges, culverts, signs, any areas that need attention. Participation is greatly appreciated. Homeowners use their own tools to complete projects. Those unable to attend specific days are encouraged to mow, trim, weed, or pick up trash at a convenient time. Board Members or the Road Chair will have suggestions if you are interested.

**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:**

The WTOA annual meeting is held on the second Tuesday of September. The 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 as necessary. Five (5) Board Members will be elected for one-year terms, and are responsible for addressing community matters throughout the year.. Annual meeting minutes will be distributed to all homeowners. You are more than welcome to serve as a Board Member. There are 5 members elected each year with a 1-year term.

**Neighborhood Notices:**

Notices of general interest, such as lost pets, may be temporarily posted on the dumpster enclosure wall. The homeowner is responsible for removing the post and any fasteners used. No signs of any type will be attached to the subdivision entrance sign.

**Wilderness Trails Homeowners Facebook page:**

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.