

TOWN HALL MEETING FOR THE GENERAL ASSEMBLY

Wednesday, February 5, 2014

Agenda & Updates

Welcome & Introductions

FINANCIAL - Review Financial for year ending 12/31/13

UPDATES

- SNOW REMOVAL – the City is responsible for all streets except private, one-way streets. The GA is responsible for the private one-way streets and private parking lots owned by the GA. The City has advised they will not plow alleys except for the following:
 - North Canal Way alley - west of Canal St. between Hempstead St. and North New Town Ave.
 - South Canal Way alley – west of Canal St. between South New Town Ave. and Arpent St.
 - Hempstead Place alley – south of Hempstead St. west of Canal St.
 - Shutten Way alley – east of Shutten St. between Hempstead St. and Galt House Dr.
 - Hempstead Way alley
 - Banner Way
 - Banner Place
- South Lake District –
 - Only 1 nomination form received for 4 candidates; 1 has accepted
 - Ballots to be mailed next week
 - Ballots due 2 weeks later

REMINDERS

- Report Issues to GA via website at www.ntga.net NOT through Facebook
- **Decorations**
 - Can be set up 45 days prior to the holiday
 - Must be removed 30 days after the holiday
 - **Christmas lights need to be removed!**
- Ice is not safe!!!!
- Paper only in Mailroom trash boxes (NO pet waste, bottles, cans)
- Pet waste must be removed – even in your own yards.
- Pets must be on a leash WITH owners on Common Ground
- Pets should not be walked or allowed to defecate on private lots
- Dog Ties/Stakes – not allowed – on private lots or common ground
- Trash cans MUST be stored out of sight except on trash day
- No signage allowed in yards or on lot without Board approval INCLUDING – cars for sale, etc.

Upcoming Meetings & Events (Next Year's Calendar is in process)

- Town Architect Meeting – Wednesday, February 19th at 6:30 pm
- MARDI GRAS – Sunday, March 2nd
 - **Parade – 3:00 pm – line- up is behind the GA (Call GA to sign up – 636.916.2085)**
 - CRAWFISH BOIL w/ Zydeco Band to follow – 4:30 pm in the Event Tent
 - \$10/pp (12 & older) – Plate includes crawfish, corn, potatoes, sweet tea
 - \$5/pp (3-11); Under 3 Eat Free!
 - First Come – First Served – LIMITED QUANTITIES
 - Easter – Children's Party – April 19th – 3:00 pm

Answers to Commonly Asked Questions

- The violation process is clearly identified within the governing documents. Many homeowners have extenuating circumstances and the GA does their best to work with the residents to resolve their violation issues. However, according to the GA attorney, due process must be given.
 - The GA sends a “friendly reminder” letter to the homeowner advising of the violation, what must be done to remedy the violation and the number of days to be completed. This letter has been changed over the last 6 months to be less aggressive, but still contain the needed language to be upheld in Court if the need arises.
 - If the violation is not remedied, a second letter is sent advising that the violation remains and a hearing may be called.
 - If the resident still makes no contact with the GA or does not remove the violation, a hearing date is set.
 - If the violation is still in place on the date of the hearing, the hearing is held by the Property Manager, Town Architect and resident with the violation. Fines are determined at this hearing.
- Many times residents may remove a violation (for instance, a trash can), only to repeat the violation several months later. The Town Architect works with the GA in determining violations, fines, etc.
- The sewer system is currently the responsibility of the City of St. Charles all sewer issues should be directed to the following:
 - 7am-3pm - 636-949-3363
 - 3pm-7am - 636-949-3366
- Entities
 - GA
 - Board of Governors & District Board of Directors
 - New Town Trust
 - TAD (Theater Arts & Entertainment District)
 - New Town Events
- The Common Ground is the responsibility of the GA. This includes: parks, canals, lakes (except Phase 10 and the lakes in the very back of the community at Island Harbor Dr.), playgrounds, pedestrian bridges, parking lots between Rue Royale & Domain St., pools, restrooms in Town Hall, Civic Green, and around Amphitheater, etc.
- The Founder (WBI Resolution, LLC) is responsible for the land/lots/units they own.
- NT Home Builders, LLC is responsible for the lots they own.
- McBride & Son Homes is responsible for the lots they own.
- NT Leasing is responsible for the Hiram Street Apartments and Apartment Mansions on North & South New Town Avenue.
- The GA is governed by a Board of Governors and the Declarations & Rules & Regulations for New Town.
- The Districts are governed by their governing documents and their Board of Directors. Resident elections are handled according to those documents.
- The New Town Trust provides entertainment to the NT Community (concerts, festivals, movies, etc.).
- Homeowner assessments DO NOT fund the Trust.
- The New Town Trust is funded by the TAD, and re-sale fees of .2% when a home sells from a previous owner, along with private donations.
- The Trust has its own Board of Directors and is NOT governed by the GA. The Trust Board appoints the Event Committee members.