

NEW TOWN ISSUES – UPDATES

May 7, 2014

- **SALES OF NEW HOMES** - Since January 1, 2014, 28 new homes have been sold and 19 new homes have closed. This includes both Homes by Whittaker & McBride & Son Homes.
- **ADDITIONAL INSURED** - The governing documents have been amended to remove the requirement of adding The New Town at St. Charles General Assembly as an additional insured to homeowners' policies. However, a copy of a homeowner's insurance certificate must be provided *if requested by the NTGA*. The analysis of the coverage shows that the requirement was and is proper, not illegal or not allowed under Missouri law. The reality, however, is that over time the market has changed and the availability of coverage is not what it once was. The Association/Board's first duty is to preserve property values, which is accomplished through a number of mechanisms: proper management and maintenance of the subdivision common ground, managing risks to the Association, enforcement of the covenants and restrictions, and monitoring the need for and, as appropriate, amending the requirements as conditions change. The board has performed its function properly in seeking advice, evaluating facts and adjusting to the facts as they have presented themselves, all with the objective of preserving and protecting property values in New Town. A copy of the amendment has been mailed to all homeowners in New Town.
- **NEW BUSINESSES**
 - Brides by Design
 - The Crossing
 - Newts at New Town
 - Shelter Insurance
 - Superhero Hideout
 - Triplets' Treasure Trove
- **ARCHITECTURAL REQUESTS** – All changes to the exterior of your lot (paint, stain, storm doors, deck, fence, retaining walls, extensive landscaping or removal of landscaping, hardscaping, play structures, pool, etc.) MUST be approved prior to installation or removal.
- **EMPTY FOUNDATIONS** - The City is coordinating with the GA and the Founder for the clean-up around these foundations. The Founder advises they will repair or re-install new orange fencing around all foundations to meet the City's requirements. They will have any debris, trees, etc. removed from the foundations as well. This should be completed by end of May.
- **POOLS** – Letter mailed with full details, etc.
 - **POOL PASS PROCESSING** – Began today, May 7, 2014
 - Monday 9:00 a.m. – 1:00 p.m.
 - Wednesday 1:00 p.m. – 7:00 p.m. (May - June only)
 - Thursday 1:00 p.m. – 4:00 p.m.
 - **Pool passes will NOT be processed on Friday, May 23rd**
 - Saturday, May 10th 10:00 a.m. – 2:00 p.m.
 - Saturday, June 7th 10:00 a.m. - 2:00 p.m.
 - All pool passes require a specific sticker that can be obtained from the GA. Replacement of a pool card is \$10.

- **BLUE AGAVE - The Blue Agave will no longer be an 18 & older pool that requires membership.** Due to the Fair Housing Act – Familial Status requirements, community associations cannot limit access for children to amenities owned by the Association. As such, the Blue Agave will be open to all New Town residents who are in good standing. Alcohol will not be allowed during regular pool hours. You must show your NT Pool pass for entry. Guests must be accompanied by a resident at all times (just like Shire Lane Pool).
- Guest passes for both pools are available for purchase at the Shire Lane Pool during hours of operation. Guest passes are \$5.00 each.
- **RECENT PROPERTY PURCHASE OF 308 ACRES (approx.) IN WEST LAKE DISTRICT & ISLAND DISTRICT OF 308 ACRES:**
 - Approximately 308 acres was purchased from the NT Founder, WBI Resolution, LLC
 - They are part of New Town
 - TR Hughes is affiliated with the owner of the property & has enlisted a market study of the area.
 - They do not have the results of the study yet.
 - OFSD has a contract in place to build a new school – Proposition F that recently passed.
- **VOLUNTEERS –** The GA is speaking with the attorney and insurance company to ascertain if homeowners can volunteer to do small projects within New Town (i.e. scraping, priming, & painting bollards, trash removal, scraping, priming & painting Doggie Depot Stations, etc.); However, if approved, this will not give permission to clean up, etc. on private property (builder or founder owned).
- **PROJECTS:**
 - Additional Insured – Amend Declaration to remove requirement - DONE
 - Flagpole – scrape, prime & paint - DONE
 - Pool building – staining/painting – on hold until 2015 (budget permitting)
 - Alley repair next to Second-Hand Rose – to be completed by mid May (weather permitting)
 - Entrance Signs – to be installed by end of May (weather permitting)
 - Rock path along lake - additional rock to be added – in process – to be completed by end of mid to end of May.
 - Rock at creek & ponds – additional rock to be added - to be ordered in May & installed by end of May.
 - Concrete at end of Granger – moved by builder’s sub-contractor – DONE
 - Common Ground Improvements –
 - Banner Way & Banner Place – Addition of trees in alley island - DONE
 - Barter Canal (left side) – Addition of trees & grading – grading to be done by 5/20/14 (weather permitting); trees to be installed following grading – (weather permitting) – donation for trees by Mr. & Mrs. David Cornett (thank you)
 - Blue Agave Pool - Upgrade Filtration System – DONE
 - Blue Agave Spa – Upgrade to Chlorination System – DONE
 - Blue Agave – Caulking to be done by May 24th (weather permitting)
 - Plants for Commons – to be completed by May 11th (except for pools to be completed by May 24th)
 - Shire Lane Pool – Addition of stereo/speaker system donated by Charlie Whitsell (thank you) – in process – to be completed by 5/24/14 (weather permitting)

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- Shire Lane Pool Signs – Cleaned & painted – to be done by May 24th (weather permitting)
 - Koi Ponds – new pump for 2 & rebuilt 3rd – DONE
 - Irrigation – to be turned on by end of May if needed (leaks are in process of being repaired)
 - Animal park bridge – secure all posts & planks – in process
 - Animal Park Surface – many areas patched – DONE
 - Sidewalks on Common Ground – Mudjacked – DONE
 - Playgrounds/structures inspected for safety – quarterly
 - Lights on South Canal Way – Lake Side – DONE
 - Obelisk Lights – change to Blue for Autism Awareness – DONE – to be removed first week of May.
 - Resurfacing of Bocce Ball Courts – DONE – Labor by Bocce League (thank you)
 - Kiosks – repairs
- **VANDALISM** – Please report all vandalism issues to the St. Charles City Police Department. 636.949.3309. Several instances have occurred recently to property owned by the GA.
 - All questions should be directed to the General Assembly at their office 636.916.2085 or through the website at www.ntga.net. Please do not send requests through the Facebook Page as it is not monitored regularly.
 - **EVENTS** – See [New Town Event List for 2014 www.ntga.net](http://www.ntga.net)

Answers to Commonly Asked Questions

- Who should I call for information concerning New Town? The General Assembly is the first place to start. Their number is 636.916.2085 OR visit www.ntga.net.
- Should I rely on information in Facebook to be accurate? Unless it is posted by the GA, No.
- The City owns all streets and alleys within NT except for Island Harbor which is owned by the Founder and Berrang, Wheelhouse, Camp Streets which are owned by the GA (they are paved). The GA also owns the Civic Cr. And alleys on either side of the Amphitheater.
- The City approved the acceptance of the sewer system as of March 5, 2013. The turnover should be complete by April, 2013. Sewer issues should be reported to the Water Dept. at the following contact numbers:
 - 7am-3pm - 636-949-3363
 - 3pm-7am - 636-949-3366
- 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.

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- 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 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 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.