

TOWN HALL MEETING FOR THE GENERAL ASSEMBLY

Wednesday, November 6, 2013

Agenda & Updates

Welcome & Introductions

BUSINESSES – SHOP SMALL / SHOP LOCAL

- Ms. Piggies Smokehouse Express (Thanksgiving Turkeys)
- Ava Lee's Unique Boutique (New Business – opening in Dec.)
- Treats by Terri (Desserts for Holidays)
- Molly O's Chilli (Dinner any night)

UPDATES

- Wainwright Street - One-sided parking established by City
- City of St. Charles approved and installed additional stop sign at Canal & Arpent
- South Lake District – Election this year for a 2-year term – Nominations to be mailed in November
- Mailroom changes
 - Town Hall – LWU (1st floor only) unit/ businesses moved to Business Box Section (effective Nov. 4th)
 - All mail must be picked up weekly to avoid return to Post Office &/or sender and to be informed of changes if necessary.
- Assessment “Early Pay Option” will be available again for 2014 - - - 5% discount (2011 rate) if paid by December 15th. Otherwise – full payment will be due January 1st and considered delinquent after January 31st.
- Tree
 - Trimming – City required 12' clearance on North & South New Town – project ongoing
 - All street trees should be “limbed up” at least 9' from the ground
 - Willows have been trimmed in most areas – project ongoing
 - Replacement –
 - Common Grounds – most prominent trees to be replaced first based on availability
 - 12 Maples around front lake
 - 4-5 Sycamores (London Plane) along Canal & Obelisk
 - Approx. 2 Maples & Choke Cherries on Civic Green
 - Approx. 10 Maples on Granger
 - 2 Tulip Trees on Greensmith
 - 3 Maples on Wainwright
 - Wet/Cold weather delayed planting – will be done in Fall – *weather permitting*
- Sprinkler Repairs – shutdown in progress
- Beach District – Section of wall completed & grass area has been seeded & strawed

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**
- Ice is not safe!!!!
- Paper only in Mailroom trash boxes (NO pet waste, bottles, cans)
- Pets must be on a leash WITH owners on Common Ground
- 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.
- **Holiday Hours for GA –**
 - **Office Closes at 1:30 pm on Wednesday 11/27 & will reopen Monday, 12/2 at 8:30 am**
 - **Office Closes at 1:30 pm on Tuesday 12/4 & will reopen Thursday, 12/26 at 8:30 am**
 - **Office will be closed on Wednesday, 1/1/14 and reopen Thursday 1/2/14 at 8:30 am**

Upcoming Meetings & Events

- Next Year's Calendar is in process
- Town Architect Meeting – Thursday, November 14th at 6:30 pm
- December Christmas Festivities in New Town – Saturday, Dec. 7, 2013
 - Breakfast with Santa at St. Charles Christian Church: 8:30 am – 11:00 am (\$3.00/pp)
 - Christmas Bazaar at the Town Hall: 11:00 am – 2:00 pm
 - SIGN UP WITH GA BY 11/15/13 – NO CHARGE FOR TABLE
 - GA Christmas Party & crafts for children at the Town Hall: 4:00 pm – 6:00 pm (**VOLUNTEERS NEEDED**)
 - Christmas Tree Lighting at the Town Hall at dusk
- The Holiday House Tour is 12/8/13 (Sunday) 1:00 pm – 5:00 pm (\$10/pp)

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.