



Newsletter



Sending Warm Winter Greetings & Happy New Year!

We are hopeful all of you had a wonderful and safe holiday season and are looking forward to a prosperous 2022.

Our holiday lights are scheduled to be removed around the middle of January. We hope you, your family and friends enjoyed the lighting display.



Reminder...

Please join us for our Annual Meeting & Reception on **February 17th** at the **Wildwood Hotel – “Babler” Meeting Room.**

*Kindly
Rsvp*

Email: lorijromano@gmail.com

Text: 636-399-5474

Please feel free to email Mike Winnett with any questions or items of interest you have prior to the meeting at:

Winnett.engineer@gmail.com

Your HOA Trustees

Mark Breitenstein

Business & Finance

2133 Oak Crest Manor Lane

314-956-2434

Markbreitenstein79@gmail.com

Lori & Nico Romano

Landscaping & Common Grounds

2234 Oak Crest Manor Lane

Mike Winnett

Architectural Review

16830 Westglen Farms Drive

314-753-9094

Winnett.engineer@gmail.com

Lori: 636-399-5474

lorijromano@gmail.com

Nico: 281-743-1940

nicoromano2000@yahoo.com

Tall Oaks at Winding Trails Homeowners Association

Wildwood, MO

Annual Homeowners Meeting

Thursday, February 17, 2022 from 6:30p.m. – 8:30 p.m.



Wildwood Hotel

2801 Fountain Place, Wildwood, MO 63040 - "Babler" Meeting Room

PLEASE RSVP: lorijromano@gmail.com

Agenda

- 1) Homeowner Sign-In
- 2) Social Reception - Beverages & Appetizers 25 Minutes
- 3) Welcome 5 Minutes

- 4) Financial Report 20 Minutes
 - a. 2021 Actual Expenses and History
 - i. New Liability Insurance Provider, Significant Savings
 - b. 2022 Assessment – Set at \$300
 - c. 2022 Budget
 - d. Outstanding Assessments

- 5) Landscaping Report 20 minutes
 - a. Common Grounds
 - i. New Mowing Contract Negotiated
 - b. Christmas Decorations
 - c. Signage Refurbishment
 - i. Significant Wood Rot Found, May Need Plans to Replace
 - d. Tree Maintenance
 - e. Front Entrance
 - f. Electrical, Plumbing and Irrigation, Other
 - g. Landscaping Mesh Screening and Ground Stakes
 - h. Deer Removal

- 6) Architectural Report 10 minutes
 - a. Prior Violations
 - b. Current Violations/Issues

- 7) New Business 20 minutes
 - a. Trustees Authority to Issue Fines
 - b. **NEW!** Tall Oaks Social Committee
 - c. Other

- 8) New Trustee Elections - ***One New Nomination Needed*** 15 minutes
 - a. Confirm Mark Breitenstein – Business & Finance – 2021 Volunteer, **1 more year**
 - b. Confirm Lori Romano - Landscaping & Common Grounds – 2021 Volunteer, **2 more years**
 - c. Architectural Review - **OPEN Role – 3-year commitment**

- 9) Door Prizes and Meeting Adjournment

Note: For other information and to contact Trustees, visit our website: <https://www.talloaksubdivision.com/>



Tall Oaks at Winding Trails is a very beautiful neighborhood. Thank you in advance to everyone for making this a great neighborhood in which to live! It has been some time since a newsletter was mailed, so we are including it with the Annual Meeting notice. With several property sales since the last newsletter, revisiting the Indentures is appropriate. If there are any violations, you may receive a postcard as a friendly reminder.

Garbage. No rubbish, trash or garbage receptacle shall be placed on the exterior of a Lot except on the day of regularly scheduled collection, unless such receptacle is completely recessed into the ground and equipped with a permanent cover, or unless an above-ground receptacle is approved by the Architectural Control Committee.

Fences. No fences or screening of any kind shall be erected or maintained on any Lot between the rear of the residence constructed on such Lot and the street upon which such Lot fronts. Fences may be maintained on other portions of the Lot only with the written consent of the Architectural Control Committee and the decision of such committee to approve or reject a fence shall be conclusive. Fences shall be a maximum of 4' 0" in height and constructed of wrought iron, brick, cedar, treated lumber, or a durable vinyl material. Non-stockade design styles are required and a minimum spacing of 1" between slats shall be maintained. Nothing herein contained shall prevent placement of fences by the Trustees on the Common Ground.

Television Antennae. No exterior television or radio antennae, towers or other such devices will be allowed. Satellite dishes are permitted, subject to the approval and written consent of the Architectural Control Committee and the following conditions: i. the maximum diameter of the satellite dish shall not exceed 18"; ii The satellite dish shall be for the personal use of the homeowners; iii. The satellite dish shall not be located in front of the residences; iv. Landscaping around the satellite dish may be required; and v. the installation shall comply with all local building codes and zoning requirements."

Swimming Pool. No above-ground swimming pool will be allowed on any Lot in the Property. In-ground swimming pools shall be permitted only with the approval of the Architectural Control Committee pursuant to Article VI hereof.

Deck & Miscellaneous Additions. Exterior decks, gazebos, trellises, stairs and other structures may be erected on Lots subject to the approval and written consent of Architectural Control Committee. Requests for approval shall be submitted in writing. Copies of the appropriate Building Permits, Final Inspection Reports and the Certificate of Use and Occupancy are required, where applicable.

Nuisances. No noxious or offensive activity shall be carried on upon any portion of the Property, nor shall anything be done thereon that may be or become a nuisance or annoyance to the neighborhood. No exterior lighting shall be directed outside the boundaries of a Lot or other parcel.

Trucks, Boats, Etc. No trucks or commercial vehicles, boats, motorcycles, campers, house trailers, boat trailers and trailers of any other description shall be permitted to be parked or stored on any Lot unless they are parked or stored in an enclosed garage or in such other enclosure (open or otherwise) approved by the Architectural Control Committee, except only during periods of approved construction on the Lot.

Signs. No signs, advertisements, billboards or advertising structures of any kind may be erected, maintained or displayed on any Lot; provided, however, that nothing herein shall prohibit signs erected or displayed by First Party in connection with the development of the Property and the marketing and sale of residences therein.

Control of Common Property. Trustees to exercise control over the Common Property...and according to the discretion of the Trustees.

Maintenance. Each Owner shall maintain and keep their Lot in good order and repair and shall do nothing which would be in violation of law.

Should you have any questions, please feel free to contact a Trustee of the Tall Oaks at Winding Trails board by using the [CONTACT US](#) link on the neighborhood website referenced above.

Contact Us Form

Tall Oaks Homeowners Association

Home | Forms | **Contact Us** | Minutes | Rules | Items of Interest | Budget

Contact Tall Oaks at Winding Trails Homeowners Association

Tim Tomasic, Trustee
Business & Finance
2217 Oak Crest Manor Lane
636-821-1844
tomt2@bellsouth.com

Harry LeMay, Trustee
Landscaping
2128 Oak Crest Manor Lane
636-795-7700
harrylema@gmail.com

Mike Winzell, Trustee
Architecture/Review
16830 Madigan Farms Drive
314-753-9094
winzell_engineer@gmail.com

Please use this form below to email your questions or comments to the Homeowners Association. We will reply as soon as possible.

Name:

Phone:

Email:

Address:

Message?

Security Code

Enter Code

Send an email to all Trustees

Indentures and Rules

Tall Oaks Homeowners Association

Home | Forms | Contact Us | Minutes | **Rules** | Financial

Indentures and Rules for Tall Oaks at Winding Trails Homeowners Association

Below are the Indenture and Rules for Tall Oaks at Winding Trails

- [Indenture.pdf](#)
- [Indenture.docx](#)
- [Amendment.pdf](#)
- [Amendment.docx](#)
- [Givers Gain Newsletter](#)
- [2008 January Additional Rules](#)
- [Items of Interest](#)
- [Sample Postcard-Garbage](#)
- [Sample Postcard-Nuisance](#)
- [Sample Postcard-Trailer](#)
- [Sample Postcard-Vehicles](#)

All Indentures and Rules found here

<http://www.talloakssubdivision.com/>