

HOA Board of Trustees:

Alecia Steur—President
 Kate Schaeffer—Treasurer
 Dayton Moore—Secretary



WWW.Wellingtonfarm.org
 Facebook: Wellington Farm Homeowners Association & Wellington Farm Moms
 Nextdoor: Wellington Farm

Community Newsletter

Our Community Manager and property management company is:

Stefanie Ayotte— Community Association Mgr.
 The Smith Management Group
 Phone: 314-394-4200 OR Toll Free 877-842-7904
 WWW.smithmgmt.com & service@smithmgmt.com

Please be aware that our management company, Smith Management sub-contracts inspections R Us to complete independent drive through inspections of our neighborhood bi-monthly and sends out notices to homeowners with HOA violations. Should you receive a letter regarding these inspections please reach out to our community representative Stefanie Ayotte via the contact information above.

Community Communication Channels

Wellington Farm has several channels of obtaining updated information as well as communication with the Trustees. Please consider joining the following groups as well as our main community website:

WWW.WELLINGTONFARM.ORG

FACEBOOK: Wellington Farm Homeowners Association & Wellington Farm Moms

NEXTDOOR: Wellington Farm

What's on Deck!

1. Annual Egg Hunt will take place Saturday April 8th at 10:00 AM (weather permitting).
2. 2nd Annual Spring Coloring Contest will start March 1st. Keep a look out on all of our communication channels for coloring pages and rules coming soon.
3. Annual HOA meeting is tentatively scheduled for May 6th. At the Kisker Rd Library
4. Replacement trees for the 2 dead ones removed at Lake 2 late last Summer will be planted in the Spring.
5. Discussions are taking place to replace the fountain at Lake 1 due to the numerous issues with the functionality and continuous repairs that have been unsuccessful in the last 3 years.
6. Due to contract changes from Grace Hauling, we will no longer be able to have 2 bulky pick ups per year. This years bulky pick up is scheduled for July 10th (the neighborhood garage sale will be July 8th). This will be our only community garage sale for the 2023 year.

What's Happened

1. Updates to the Holiday Lighting Contest: Going forward, the Board has decided to eliminate previously established categories (Best Theme, Most Traditional, Most Griswold). The judges will simply pick their top 3 favorites. Additionally, no home shall be eligible to win 2 years in a row. Winners from 2022 will not be eligible again until 2024.
2. The previously discussed offer to potentially dispose of Christmas trees in the lake had to be cancelled due to potential hazards/risks discovered during the disposal process.
3. Non-predator Blue Gills and Shiner Minnows have been stocked at Lake 1 to improve the quality of the aquatic ecosystem.

Common things to keep an eye on as we move into Spring

1. Please take a moment to inspect your siding to identify mold/mildew. A common St. Charles County and HOA violation that we see is unsightly discoloration visible from the street caused by this.
2. As our neighbors and kiddos start to get more active outside please be mindful to keep sidewalks unobstructed by vehicles, watch carefully for kiddos in the street (drive cautiously) and please be sure to pick up and dispose of your pets waste.
3. Spring will be here before we know it! Now is a good time to think about scheduling you HVAC to be serviced to ensure that your systems are functioning efficiently to keep your family cool this Summer.



Please remember that our HOA policy is to remove your waste receptacles from the curb by 5pm the day of trash pick up and to place them no earlier than 5pm the day prior. Doing so helps to maintain the aesthetic within our community, helps with pest & animal control and prevents identity theft when bins are placed at the curb within the allotted time frames.

Helpful Numbers— Common Issues

Ameren 1-800-552-7583—For light bulbs out in the common area street lamps
 (please reference the light ID number located on the metal tag of the pole)

St Charles County Codes enforcement at 636-949-7345 OR you can go online to www.sccmo.org/1586/Codes-EnforcementProperty-Maintenance-Com. (Neighbor property blight issues, commercial vehicles at a property, etc.)

Please remember that all exterior structural improvements require HOA Board approval (fences, decks, patios, siding updates, other structures/additions). Submission is easy and all ARC forms and documents can be found on the Wellington-farm.org website under "About Us/Policies"