



# Augusta Shores News

Fall 2002

*And so upon this wise I prayed, -  
Great spirit, give to me  
A heaven not so large as yours  
But large enough for me..  
Emily Dickinson*

When people ask me where I live I promptly answer, "In a little corner of heaven". Yea, right, they say, "you wish". I don't have to wish anymore, it's true. But words and even pictures have difficulty expressing this tranquil and diverse community. Of course the great majority of us chose to buy here for the beauty of the rolling hills, the serenity of the water and all the amenities they provide. Yet, there are other qualities that make it unique and desirable. There are wineries with their beautiful vineyards that produce award winning wines. There's chicken wing night at Dave and Jacquie's, pasta at Balducci's and gourmet dinners at the Augusta Brewery. There is a community closeness represented by the area churches and their many activities; the small, nearby elementary school for the youngsters; the postal women who know your name and what flowers you just planted by the mailbox, and even the little dog, Kirby, who greets you at the library door and follows you around while you select your book. There are farmers, crafts people, professionals, nationally recognized artists and local musicians. All living together - all enjoying the area's beauty and inspiration.

And, like the surrounding community, Augusta Shore's residents/lot owners are varied and unique. Nothing represents this better than the homes. My husband, Joe, likes to say that the homes here seem to speak right from the souls of the owners. They show a little footprint of their personality. This is the place to build your dream home making it unique to you. Here you have the chance to keep the qualities you liked about past homes, change the things you hated, and add those aspects you always wished you had. Or, start from scratch and imagine it the way you want. It's not as hard as you might think. Go to the library and local book store. They have literally hundreds of home plan books to browse through. Go to the web and search for home plans. I can't tell you how many books Joe and I went through. When you find a few you like, make sure they are appropriate for your particular lot and take them to a draftsman or architect for any changes. Then interview several builders and select the one most suitable for your needs.

Two very unique builders in the neighborhood are Stitt Construction and Design Alternatives.

Stitt Construction, represented on lot 81, provides designs and components for energy efficient homes. They can supply energy system plans or work with a custom design. Preferred builders in the area then construct the home using these components and assistance from Stitt. Many options are represented for energy savings depending on your needs and desires. For more information contact Stitt at 1-800-367-7374.

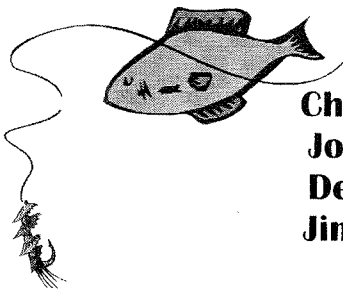
Design Alternatives - Period Style Homes ([www.newurbanist.com](http://www.newurbanist.com) or 314-4840400) are working with Augusta Shores LLC on Lot 55, building a Victorian Farmhouse and an Arts & Crafts design on Lot 73.. Victor Barrett of Design Alternatives, believes Augusta Shores lot owners have a unique opportunity to build something different. The great American homes of the past can provide inspiration. Classic styles such as Arts and Crafts, American Bungalow, Victorian, Prairie, and Farmhouse architecture all have a place in Augusta Shores. He suggests you take a drive through old-town St. Charles, the Central West End, Kirkwood, and dozens of other pre-war towns for a bounty of ideas. The towns of Washington, New Haven,, Hermann and others may also be helpful.. Mr. Barrett's feeling is to combine the best designs from the past with open floor plans for today's life style. Rewarding details such as wood floors, solid doors and windows, wide millwork, high ceilings, pocket doors, built-ins, and inviting front porches will add warmth and spiritual rewards for the occupants.

Augusta Shores is a custom home community with varied styles and numerous builders. Take a look around. See the individuality of each home and the contractors who helped make the dream come true for those families.

Augusta Shores LLC, Lots 29, 55, 73  
Earl Banze, Lot 111A  
Kuehnle, Mike, Lot 13  
R.E. Homes, Lots 86, 108  
Therrien Group, Lots 122, 92, 80  
Woodland/Stitt, Lot 81

Behlman Construction, Lot 95  
Griffey Homes, Lots 36, 37, 58, 96,  
100, 105, and display  
Schulte Construction, Lots 3, 120  
Woodland, Lot 121

Happy house planning, Janet



## NOTES FROM THE GROUNDS COMMITTEE

**Charlie Apel 636-482-4411, che\_apel@hotmail.com**  
**John Blattel 636-230-9142, jblattel@earthlink.net**  
**Denis Raab 636-482-4091, draab@emailmsn.com**  
**Jim Warren 636-441-5281, warrenjo11@charter.net**

### YOUR PIECE OF 'WINE COUNTRY'

The fall colors are coming fast and now is the time to spend a day touching up your piece of 'Wine Country'. All lot front easements have been mowed and with a little trimming here and a little pruning there you can make a personal statement about your commitment to life in Augusta. Don't forget a fall day on the lake, a little bike riding and a visit to the winery can be a very rewarding way to relieve the stress of everyday life. Try it during the week for a real quiet relaxing getaway.

### GARDEN CLUB

The Garden Club is in the startup mode and John is busily recruiting additional members to help in the spring and fall planting activities. This would be a couple of hours or work on a couple of days a year. Additionally John is looking for that special person or persons with a little flair on the creative side to help with the actual planning and direction of what will become a very visual statement about our community. We have hundreds of great ideas but enthusiastic and dedicated people are a must. The inaugural gathering on September 28 had a small showing but produced some beautiful additions of fall mums and daylilies at the entrance. Please contact John at the above numbers if you would like to help in this very rewarding effort.

### FISH STORIES

Denis Raab is up to his gills with the history, status, composition, analysis and future direction of the fish population in all lakes. We will employ the services of a person who will survey our big lake and propose a stocking plan, which will allow the correct growth for our fish. Of course catching them will be your challenge. If anyone has caught fish this past year please contact Denis and share with him the number, type, size (you can stretch this a little) and any other information, which will help. Of course you could just exchange fish stories if you want but he already told me that he had the biggest one in the lake on the hook but it got away.

### STREETLIGHTS

Streetlights sometimes quit working for many reasons. To report an outage or maintenance you must know the 'Pole Number'. Let's call this the TPN because without it UE will not fix the problem. Call Jim Warren with the outage condition and the TPN and he will light you up. Usually the problem is fixed in 3 - 5 days. If not repaired after 5 days please notify Jim again.

### OUT OF THE POOL

This summer's pool season was quite a success. We owe a special thanks to Charlie Apel for his services and dedication in making the pool area a real place of enjoyment. If you'd like to say thanks or offer any suggestions to improve the pool and surrounding area for next year give him a call or e-mail. We also recognize Kevin VanGels, hired to maintain the pool area daily, for the great job he did. Some of our monthly meetings were held by the pool. We always found it clean and ready to enjoy.

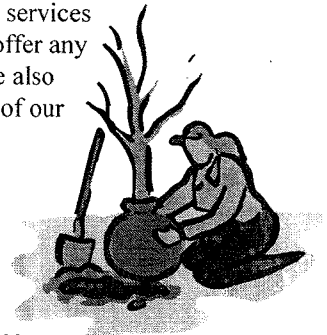
### WHAT DO YOU GUYS DO

Over the winter we will be busy little Elves writing policies such as;

1. Live/Dead Tree Removal
2. Dam Maintenance
3. Lake, Meadow and Forest Common Ground Maintenance

We will also be renewing contracts for mowing, weed/snow removal and landscaping maintenance. Finally we'll set 2003 plans. The committee likes to hear from all the owner community and encourages you to drop by our meetings. Generally we try to meet on the 2nd Saturday of the month at the Berg House at 9am. Please call a member to confirm the date and time if you are interested in attending.

### JIM WARREN



# TREASURY REPORT

Our finances continue to be adequate for our expected variable and fixed expenses, as well as for some minor improvement projects approved by The Board. All Accounts Payable are current.

Remittance of Assessment Fees for the fiscal year is not yet complete. I have provided The Board with the names of those few individuals who have not yet paid and appropriate action is being taken. Thanks to those of you who paid promptly

Up to date contact information is important. If you ever relocate or sell your lot, please let us know so that we can adjust the mailing records. Your cooperation in this matter is greatly appreciated.

## SPECIAL ITEM:

As I reported at the Annual Meeting, we all know that, in the relatively near future, the Developer's improvement and maintenance responsibilities will expire. At that time the Association will be required to fully fund all road, building, pool, tennis court and possibly equipment maintenance. These types of expenditures, while infrequent, can easily involve thousands of dollars.

Since there is no credible reason to assume that our Association will accumulate any significant reserves going forward, prudent financial management dictates that we begin collecting, and placing in reserve, dedicated funds for these issues as soon as possible.

Therefore, I have recommended to the Board, and they have agreed, to put before the membership a proposal to increase in our annual Assessment by \$100 per year, per lot starting in July of 2003.

When approved, and as collected, the additional \$100 per lot, per year, would be placed in a segregated interest bearing Capital Expenditures Account and could only be used for the stated Capital expenditures.

The actual proposal and voting instructions will be sent to all lot owners in the coming weeks. If you have questions or comments, please feel free to contact any Officer or Board member. While you are deliberating your vote, please keep in mind that these funds are not to increase current expenses....they are a form of small, incremental payments on inevitable large expenditures. We urge you to support this initiative and help to avoid large Special Assessments in the future.

Harold "Mac" MacFarland, Treasurer  
636-228-4410 maccher77@aol.com



## FROM THE DEVELOPER'S CORNER

All the utilities have been installed and tested on High Post Rd. We are also fine grading and rocking the road. We anticipate paving in late October. Additionally we have run our last blast on Kingfisher Court.

Gates are coming. I am still gathering quotes and options from these companies especially in regard to what will provide the best service for the development. I anticipate their installation prior to inclement weather. Unfortunately they will not be in place for this Autumn's tourist arrival.

As most of you are aware, Sally and I have kept lot 73 to build our home on and we hope to start by early winter. I've already built a 25 by 50 foot timber frame shop on the property. Feel free to stop by and check it out. I'm usually out there on Saturday mornings.

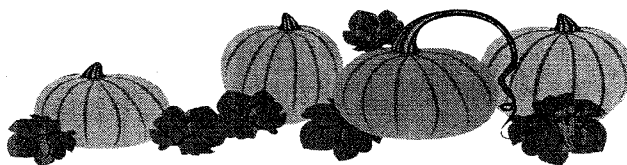
I'm getting a lot of questions from you folks on when you need an architect, who is a good one and how much does it cost. I would be happy to share my personal experience. Sally and I started going through building magazines, such as Fine Homebuilding, available at any newsstand or library. We found a plan that appealed to us. We then went to Jim Lewis/Victor Barrett and told them the changes we wanted. When the process was completed, they produced eight complete drawings, building code certified to St. Charles County requirements for a fee just under \$3,000. If you are not prepared to do some of your own research and have an architect do everything including conceptual design, you should be prepared to spend as much as \$7,500.

Joe Dupre - 636-926-2137

## LOCAL FLAVOR

*The Board of Trustees of the Town of Augusta supports the Scenic Byway Designation suggested by the St. Charles County Department of Planning. A letter to the St. Charles County Council from Gary L. Post, Chairman of the Augusta Board of Trustees, suggests that many supporters were intimidated by the hostile atmosphere at the last meeting and were reluctant to speak out. "The Town Board feels that the Scenic Byway Designation is an important key to protecting a piece of the county from excessive suburban growth. The Scenic Byway Designation is consistent with the goals of the Town of Augusta to retain the scenic beauty and historic significance of the area and to control the growth of the area around the Town of Augusta. It is also consistent with the establishment of a county park at the Klondike Quarry site". There are several conditions to the proposal the Board suggests elimination or changes be made prior to approval*

*In the late 1800's, October 6 was regularly celebrated at Augusta with visitors from other towns coming by Missouri River boats. Then, after the opening of the railroad on the north side of the river, guests came by rail, for instance, from St. Charles to enjoy a parade with choirs, speeches, and a ball.*



### FYI

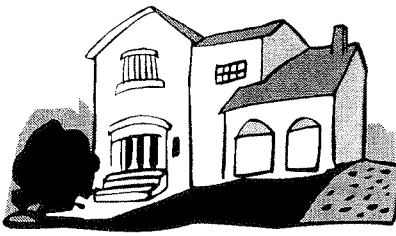
The Post Dispatch Newspaper may now be purchased at the Berg House. A paper machine was placed on the porch until enough subscribers in the area warrant a separate route. The daily paper is 50cents and the weekend is \$1.25.

A little over 50 people attended the Annual Meeting and Picnic in June. Not quite as many people were represented as last year but a good time was had by all. Minutes can be provided upon request.

Docks will be placed in three separate areas; one at the main spillway, one at the twin pipes, and one at the dam on the new lake yet to be filled.

Please notify Harold MacFarland with any change of address, phone number or sale of property. Call at 636-228-4410 or Email at maccher77@aol.com

Please notify me if you have an e-mail address. It would be helpful to the association for notification and voting purposes. joewil2@attglobal.net



## REMINDER

The Architectural Committee must approve all proposed additions, modifications or alterations to any improvements or any proposed change in the use of a Lot or any other portion of the Property (including Association Property) after issuance of a Certificate of Compliance with respect thereto. In other words, any permanent addition/change to the property including outbuildings, gazebos, decks etc must have a plan submitted to the Architectural Committee for approval. You may contact Joe Dupre at 636-926-2137 for specifics and questions. He will then refer you on to the committee or forward your plans.

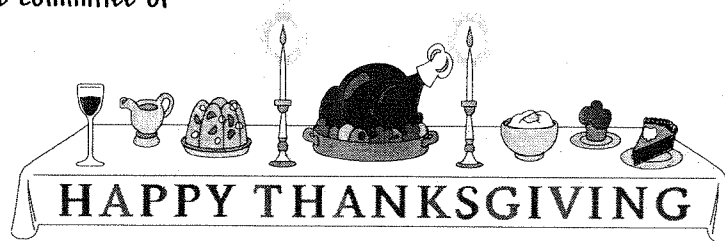
## VOLUNTEERS

There are still opportunities for volunteers on various committees. If a committee appeals to you but you are unable to fully commit at this time how about just helping on an occasional basis. Give the appropriate contact person a call. The more helpers there are, the less work there is. It's also a great way to meet your fellow lot owners.

**GARDEN COMMITTEE** - John Blattel and his committee need lots of help for planting, weeding etc. Contact him at 636-230-9142 or [jblattel@earthlink.net](mailto:jblattel@earthlink.net).

**SOCIAL ACTIVITIES COMMITTEE** - This is a new committee whose responsibilities have yet to be decided. You can be in on setting the parameters. Basically, they will assist in the organization and preparation of the Annual Meeting and Picnic. If you have a plan for a neighborhood activity they may be able to assist you. You lead and they'll help. The Committee is seeking a chairperson. Contact Sheila Arbogast at 636-228-4343

**HISTORIAN** - We are looking for someone interested in researching the history of this area in whatever way they choose. Information can then be shared in newsletter articles and kept on file. There is a resident historian nearby who has written books on Augusta. I'm sure she would be more than willing to help. Contact Janet Williams at 636-482-4115 or [joewil2@attglobal.net](mailto:joewil2@attglobal.net).



## AUGUSTA SHORES NEIGHBORHOOD ASSOCIATION DIRECTORY

### BOARD OF DIRECTORS

|                 |              |
|-----------------|--------------|
| Joe Dupre       | 636-926-2137 |
| Terry Goeckeler | 636-482-4141 |
| Rick Kuehl      | 636-482-4910 |
| Don VanGels     | 636-482-4004 |
| John Care       | 636-482-4025 |

### TREASURER

|                   |              |
|-------------------|--------------|
| Harold MacFarland | 636-228-4410 |
|-------------------|--------------|

### SECRETARY

|                |              |
|----------------|--------------|
| Janet Williams | 636-482-4115 |
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### GROUNDS COMMITTEE

|            |              |
|------------|--------------|
| Jim Warren | 636-441-5281 |
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### RULES COMMITTEE

|           |              |
|-----------|--------------|
| John Care | 636-482-4025 |
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