



# Augusta Shores News

Fall 2004

## From the President

### BOARD OF TRUSTEES

#### President

Denis Raab  
482-4091

#### Trustees

Ron Hamersen  
482-4066  
Rick Kuehl  
482-4910  
Stan Philipak  
482-3022  
Don VanGels  
482-4004

#### Treasurer

Harold MacFarland  
228-4410

#### Secretary

Janet Williams  
482-4115

#### Advisor

Joe Dupre  
926-2137

*I truly hope all of you who own lots here got a chance to get out to Augusta Shores and see the fall colors. They are beautiful! It will also offer you an opportunity to see all the building activity that happened this summer.*

*You will notice in this newsletter a fair amount of time will be devoted to updating all property owners of the status of ongoing issues.*

*As our community grows there will be times we need to remind owners of the specific by-laws that exist here, so all can continue to enjoy the beauty of this place. (If you have misplaced your bylaws/covenants they can now be accessed on our new website at <http://augustashores.home.att.net> and after November at [www.augustashores.com](http://www.augustashores.com)). In particular, you will notice clarifications the board has made as to boat and trailer storage and other construction related issues. None of your board members are trying to be police, however, it is important that the covenants we all agreed upon when purchasing property here, are followed. As with all things, not all issues can be thought of beforehand and on occasion there will be times the board will have to pass or clarify rules for the benefit of all.*

*In closing, I would also like to ask all residents to be sure you take the time to meet all new residents as they move in. I think one of the really neat things for me is the fact I know so many of my neighbors. This is something that does not happen in many developments. Have a safe and joyful holiday season.*

Sincerely,

Denis Raab  
516 S. High Post Road  
Augusta, MO 63332  
636-482-4091 or 636-795-7124

### AUGUSTA SHORES WEBSITE

<http://augustashores.home.att.net>

There is a new kid on the block. At the last annual meeting Harry Waddington volunteered to take on the task of a website creation and its upkeep for our association. It is now available and filled with a wealth of information. Please take the time to visit this site and let Harry know what you think. Sometime in November the address will be changing to **[www.augustashores.com](http://www.augustashores.com)**.

There is no "commercial" content. It is still very light on substance, but I expect committee chairs to contribute to their sections. It includes rules for builders, owner responsibilities (bylaws/covenants), phone lists, calendar, past meeting minutes and more. There is a directory of names and phone numbers. The directory is password protected. Send an e-mail to the webmaster address [augustashores@att.net](mailto:augustashores@att.net) with your name and lot number and we'll send you the password. If you are not listed, let me know the information you want listed. Please help us maintain this security. The directory is quite new and needs a lot of updating so please let me know if you would like to be included. If you do not wish to be included in the directory, but would like to get any updates via e-mail please send your e-mail address to me.

I welcome any information and/or comments.

Harry Waddington  
Lot 37 4521 Killdeer  
636-482-4305 [augustashores@att.net](mailto:augustashores@att.net)

# IMAGINE

I followed a truck (*you know who you are*) out of the development recently, and I couldn't get the saying on its bumper sticker out of my mind for days. ***"You may say I'm a dreamer, but I'm not the only one."*** The words to the entire song came back to me way too easily considering John Lennon released "Imagine" thirty-three years ago this fall. But the lyrics are timeless. It made me think about a lot of things, one of which was where we live. I don't know about you, but I sometimes just have to pinch myself when I walk out my door. Am I dreaming? You bet. Everyday. And, I'm not the only one. . .

Janet

*PS Not to insult or disappoint John Lennon, as I realize he wrote Imagine hoping people would at least contemplate the much deeper issues of life, I did. I do. And, especially this year, I'm not the only one. . .*

Thank You

## NEW CONTACTS

Please call or send us any new contact information. If you have a new phone number, mailing and/or e-mail address please let us know. We do not get this information any other way, especially when you move into the development. This will insure that you get timely updates. Eventually, for cost control the newsletter may be sent out by e-mail to those who have access, so an e-mail address would be greatly appreciated.

Call Janet Williams at 636-482-4115 or e-mail to [joejanjoc@yahoo.com](mailto:joejanjoc@yahoo.com) Thanks

## ARCHITECTURE COMMITTEE

Please remember: Any proposed additions/improvements to properties once your initial building is complete must be approved by the Architectural Committee. Plans must be submitted in writing/drawing with a copy of lot placement and materials. This is noted in section 8 of the Protective Covenants. Contact any of these members for further information and/or to submit plans. Thanks.

Greg Smick 482-4044  
[gjsmick@excite.com](mailto:gjsmick@excite.com)  
Lynn Clasen 482-4142  
[mlclas@solutia.com](mailto:mlclas@solutia.com)  
Pete Maguire 482-4089  
Stan Philipak 482-3022  
[philipak1@aol.com](mailto:philipak1@aol.com)  
Joe Williams 482-4115  
[joejanjoc@yahoo.com](mailto:joejanjoc@yahoo.com)

## Treasurer's Report

### Assets:

As of 9/30/04

Checking Balance  
\$62,809.96

Reserve Balance  
\$10,323.06



Note: Included in the Checking account is \$10,754.17 scheduled to be moved to the Reserve account as soon as the BOD has determined the amount of repair work that may be needed for the pool and front lake. The net amount will be transferred at that time.

### Account Receivable/ Assessments:

One past due assessment. Appropriate late charges are being applied and the Trustees are taking action as authorized in our Bylaws.

### Account Payable/ Liabilities

All current

Expenses Fiscal YTD  
\$14,013.23

NOTE: The yearly assessment fee is always due by July 1st. Please plan for this and remit by this date. Failure to do so impacts the yearly budget as well as adds a late fee to your account.

Harold "Mac" MacFarland

636-228-4410

# GROUNDS COMMITTEE

The Grounds Committee is an all volunteer group of nine people charged with the care and maintenance of the Augusta Shores Assets and common grounds. They meet on the 3rd Saturday of each month at the Berg House. Please give them your support whenever you can and maybe even volunteer to help.

## BUILDINGS TEAM

Gene Roesaler 314-306-3260  
Guy Middleton 636-482-4054  
John & Cindy Kedroski  
636-482-1110

## ROADS TEAM

Carla & Rex Lange  
636-482-2005  
Ron Hamersen 636-482-4066

## ENTERTAINMENT AREAS TEAM

John Kedroski 636-482-1110  
Mike Scoffie 636-441-7308  
Joe Hudson 636-482-4077

## MANICURED AREAS TEAM

Cindy Kedroski 636-482-1110  
Harry Waddington  
636-482-4305

## GENERAL MANAGEMENT TEAM

TBD

## GROUNDS SNIPPETS

Jim Warren resigned as Ground's Committee Chair after several years of hard and dedicated service. Jim's work in setting up this committee and initial services required a great deal of time and effort, much more than most of us realize. Thanks, Jim for a job well done and much appreciated!

Snow Removal - Due to a change in management Town & Country will no longer be providing our snow plowing. The new company is Wildschuetz Bros. They will provide all of the plowing and chemicals as needed. Look for a flyer to homeowners from their company regarding personal driveway plowing.

Front lake - The front lake no longer appears to be leaking. The purchase of an aerator has been approved for oxygenation. This should keep the lake free of algae.

Fish - All lakes except for the front lake, were recently stocked .

Gate - So far so good. After some initial tweaking and repair from accidental damage, the gate is functioning well. If you did not receive gate information and operation instructions please contact Janet Williams at [joejanjoc@yahoo.com](mailto:joejanjoc@yahoo.com) or 636-482-4115 or Stan Phillipak at [phillpaki@aol.com](mailto:phillpaki@aol.com) or 636-482-3022. Transmitters can be purchased from Stan.

Pool - The leak has been repaired and is ready for the 2005 season.

Mowing - All lot owners are required to mow and/or brush hog their lots at least two times per growing season. Please be considerate of your neighbors. Overgrown lots harbor snakes, rodents and mosquitoes just to mention a few. The Grounds Committee can assist you with the name and number of our lawn service who can provide this service at a nominal fee.

Signage - According to Section 10.01 of the General Covenants and Restrictions all signs must be approved by the Board of Directors.. All requests for sign placement must be submitted in writing to the BOD for approval and not placed until approved.

Light posts - Call Carla Lange( Lot 36) to report any light posts in the development not functioning. If you see a problem with a street light contact her at [lange4533@hotmail.com](mailto:lange4533@hotmail.com) or 636-482-2005. Please let her know either the location of the light pole, the number of the pole or both.

Lot Safety - As residents and lot owners, we each have the responsibility to maintain the safety of our lots. Hazardous trees (i.e. dead, close to the edge of a cliff or road's edge where it could fall, etc.) are liabilities for each individual lot owner, and as such is the lot owner's responsibility to eliminate the problem. Please determine any trees which might pose a hazard of falling on the road, a car, or a person and remove them. Dead, dying or sickly trees should be a main priority. Healthy trees felled by an "act of God" are out of anyone's control.

Let's keep Augusta Shores safe for everyone!



The large tree to the south of the entrance is being removed due to disease. Over time, this hill will be leveled somewhat which will increase the sight distance for a safer exit.



**R**

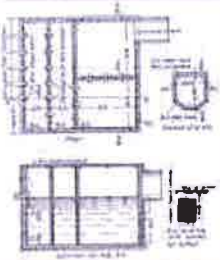
**RULES OF ENGAGEMENT**

Following is the most recent revision for clarification. All lot owners and their builder must sign this document along with the developer prior to any construction. A copy in its entirety can be obtained on the website at <http://augustashores.home.att.net> and after November at [www.augustashores.com](http://www.augustashores.com). or from the developer.

Augusta Shores requires all home plans be approved by the developer. Plan submittal must be accompanied by a site plan. Effective April 1, 2004, a licensed surveyor must stake out the house, or at the minimum, the required County

setback limits. Lot owners are responsible for the behavior of their builders and their subcontractors. All new housing sites are required to have;

1. A silt fence in place after clearing but before basement excavation.
  2. A dumpster around the time of roof sheeting installation.
  3. A porta-potty
  4. Builders must keep roads clean during construction process. If necessary the owner can contact the developer (at least through the 2004 season) for assistance for a \$100 fee each time.
  5. Any large deliveries must be coordinated with the developer to prevent gate damage. You are responsible for the repair bill should damage occur.
  - 6.. Absolutely no burning of any kind.
  7. Contractor clean-up such as cement truck wash out may only be done in specified areas in the development. Contact the developer for designated areas.
- These rules have been put in place for the benefit of all.



**B**

**BOAT AND/OR TRAILER STORAGE**

At the recent August 7, 2004 Board of Director's meeting your board members were asked to clarify the existing rules in the protective covenants regarding boat and/or trailer storage.

After some deliberation, your board members have agreed to the following:

1. Residents who already live in the subdivision on lakefront lots may store one boat at the water's edge from May 1st until November 1st only.
2. Non-resident lot owners may not leave their boats and/or trailers on their lots or on common ground overnight.
3. All other boats and/or trailers must be properly stored. If stored outdoors on a resident's property, they must be out of sight from the public roadway and from other neighboring residents.

**IMPORTANT INFORMATION**

**FROM YOUR**

**BOARD**

**OF**

**TRUSTEES**

4. Once the quarry becomes a part of the common grounds of the Augusta Shores subdivision some provisions will be made by the board to allow storage of boats and/or trailers, RV's, etc. there. In the interim, some other storage arrangements need to be made by all residents and lot owners if they cannot meet with the above requirements.



# RULES COMMITTEE

## MEMBERS

Chair - Harry Waddington	482-4305
Mike Androlewicz	482-1010
Jill Forbes	482-4030
Jennifer Kuehl	482-4910
Sue VanGels	482-4004

Because the Board of Directors received several complaints regarding non-owners using the pool and/or tennis courts, a sign has been posted near the Berg House. It states that the common areas are private property, for owners and their guests, including the fact *that owners must accompany their guests*. This summer we found many people using the pool who told us, "Oh, so and so said we could use it anytime". Please discourage this. We hope this discourages trespassers, but in any event it will give us firmer footing for ejecting them. We also hope the gates will help. However, until construction is nearly complete the gates remain open for most of the time during the weekdays. We've included some cursory rules and regulations for the development below, and you can now find many of these in their entirety, including a listing of the bylaws and covenants on the new website <http://augustashores.home.att.net> and after November at [www.augustashores.com](http://www.augustashores.com). Information on the website will be ongoing.

## POOL RULES

- \* No Lifeguard on duty, swim at your own risk.
- \* Pool and Pavilion are for lot owners and their guests only. Residents must be present.
- \* hours 8:00am -11:00pm
- \* Absolutely NO DIVING, RUNNING or PUSHING
- \* Children under 12 must be accompanied by an adult
- \* confine all food and beverages to pavilion area only.
- \* No glass containers in pool area
- Please be courteous of your environment. Clean and remove trash before leaving area.

## TENNIS COURT RULES

- Tennis courts are for lot owners and their guests only. Residents must be present.
- Court hours are from dawn until dusk
- Owners and Association are not responsible for accidents
- Children under 12 years of age must be accompanied by an adult
- Non marking shoes required on courts at all times
- Absolutely NO SKATING, SKATE BOARDING, or ROLLER BLADING on tennis courts
- No food or glass containers permitted in court area

## LAKE RULES

- Lakes are for residents and their guests only. Residents must be present for use.
- Lake hours are from dawn until dusk
- Please use lake at your own risk. Residents and Association are not responsible for accidents.
- Children under 16 years of age must be accompanied by an adult
- No HUNTING or SKATING
- Please be courteous of your environment and remove trash before leaving area.

*Thank you for your  
cooperation,  
Augusta Shores*

## RESERVATION PROCESS

Members in good standing may reserve the pool area, pavilion, tennis courts & Berg House for private parties. Contact one of these members at least two weeks prior to reservation date.

Don VanGels	636-482-4004
Denis Raab	636-482-4091
John Care	636-482-4025

The following is some basic rules. More detailed information may be obtained when calling to make a reservation and soon to be on the website <http://augustashores.home.att.net> or after November [www.augustashores.com](http://www.augustashores.com)

### **Pool & Pavilion**

No holiday weekends or holiday weekdays  
Times are only 8am - 11am or 7pm - 10pm  
Must sign release and submit \$50 refundable deposit  
Owner present at all times. Limited to 20 persons, only 12 which may be children under age 12. 1 adult for every 4 children.  
Maintain all posted rules. Proper clean up afterwards.  
Report damage immediately

### **Berg House**

May be reserved on any holiday  
Must sign release and remit \$50 refundable deposit  
Owner present at all times  
Restricted to 40 persons, only 20 being children under 12. 1 adult for every 10 children.  
If pool reserved at same time, no wet clothing & towels on furniture or wood floors.  
All posted rules followed.  
Proper clean up afterwards.  
Report damage immediately  
For these rules in their entirety please contact one of the above members and/or check the website.

## From the Sales Side . . .

The final two phases of Augusta Shores are now available for contract. Kingfisher Court (the new lake) has recently been paved and all the lot signs are out. (lots 45 - 52). Our four lakefront lots are all located on this lake. Over forty acres of wooded bluff - common ground - at the end of Kingfisher Ct. make this one of the quietest parts of the development.

Dramatic high/long views enhance the four lots on North High Post Rd. now on the market.

Last, but not least, you can drive down Murdock Lane (the new street by the old quarry). Please stay off the areas recently seeded and straw. The lot signs are out and the front corners marked. Lots 126 - 134 in this new section offer views of the Missouri River.

Do what I did and choose your own neighbors!

Sales information is available at the Berg House. Hours are Friday 11am - 5pm, Saturday & Sunday 11am - 6pm, and by appointment.

Margot Braden

Office - 636-482-4820

After Hours - 636-398-4857

PS Check out our new advertising in the Sunday Journal Home Section.



## FROM THE DEVELOPER'S CORNER

**PHASE 5** - The roads are due to be paved in the next 2 - 3 weeks. This plat should be ready for recording sometime in November at which time the commons will be turned over to the Augusta Shores Owners Association.

**PHASE 4** - Kingfisher Road is now paved and lots marked for sale.

**QUARRY** - Once the quarry commons are turned over to the Assoc. and the upper shelf is cleaned up, there may be some area for owner storage.

**PLANS** - Remember to contact me for plan approval prior to any construction.

### *Social Activities*

*We'd like to thank Teresa Waddington for her work as the Social Activities Committee chairperson. She is retiring from this committee and returning to school. Good luck, Teresa, in your new adventure. Maybe we'll eventually all benefit from some of your new culinary skills!*

*Let's give a big round of applause to TAMMY BASSO, our new committee chair. Tammy has volunteered to chair this committee and is looking for members. If you signed up at the annual picnic, she'll be contacting you soon. If you didn't sign up and are interested in helping out, please contact her. For questions/information and to volunteer call Tammy at 636-228-4729 or e-mail at*

*trbasso@yahoo.com*



## *Cemetery Report by Cheryl MacFarland*

*The restoration work continues. . .*

*We've made good progress as all of the "sites" have been identified and are marked with artificial flowers. For those who missed our first article, we are assuming that every stone is a burial site of poorer individuals, slaves, or indentured servants.*

*Next we will be creating a permanent entrance which will include a wrought iron archway and some split rail fencing. Additionally, we intend to have a professional stone mason repair George's burial chamber, as well as the cracked headstones. Sometime next year we hope to have a permanent bench and table installed on the northeast corner of the area.*

*When you, your children and guests are in the cemetery, please know that George's resting place is cracked. So unless you want to get "up close and personal", with George please do not walk/stand on the cement. We also ask that you not move any of the stones. When we hire the stone mason, we'll let him decide if they can be moved without further damage.*

*Lastly, a big thank you to Joe Dupre! In spite of our original offer and intention to fund the restoration, he, as the developer of Augusta Shores, has graciously created a sizeable budget to fund our work. Thanks, Joe!*

## *Local History Part 2 by Cheryl MacFarland*

*The following transcript is taken from the translated St. Charles Democrat circa 1863 by Anita M. Mallinckrodt*

*"A Negro of William Coucheau came here to cross the river and take up military service in St. Louis. He waited for the ferry boat in a saw mill owned by William Bahrt, who did not turn him away."*

*"The next day, however, Bahrt sent word to George Murdoch that he had captured a runaway Negro and George was to come fetch him. Murdoch arrived the next day and was to return the slave, bound by hand and foot, to his rightful owner."*

*"News of Bahrt's betrayal soon spread throughout Augusta. Because of his humiliating act of human betrayal Bahrt was stripped of his duties as a Board of Director of the Loan Association and the School Board, as well. It was further ordered that Murdoch return the slave to where he had found him, as the free Negro had the right to choose between slavery and freedom. The orders were followed." (Hurrah for the people of Augusta!)*

*"The next day, the free Negro was missing, and as was told, the entire stable of George Murdoch's blacks".*

*You can find more of Augusta's rich history at the Augusta Library. The librarians are always ready to assist you.*

Augusta Shores Owners Assoc.  
c/o J. L. Williams  
4364 Augusta Shores Dr.  
Augusta, MO 63332



# A Little Help From Our Friends

We had great attendance at the annual meeting and picnic in June. The food was good and the company even better. A big thank you to Therrien Group for their raffles and to all those who helped set and clean up. If you missed the meeting you can get the notes on the website.

Augusta's Swingin In the Vines was terrific fun. Did we know we had so many talented dancers and championship pie makers here? Congratulations to Tina Philipak on winning 1st place in the pie making contest!

Around 60 people joined us for the fall hayride. We must thank Joe Hudson and Sharon Crocker for opening their home again so graciously. And of course nature for providing such beautiful weather. Thanks to all for throwing in a couple of bucks for Mark Weiman of Bluff View Nursery. This is the second year he lent us his wagon without expecting anything in return. We'll thank him with a gift certificate and recommend his nursery. Sharon and Joe may still have some hay bales left if you need any. If so, give them a call at 482-4077.

## Help Around the House

Many residents have been asking about nearby help such as childcare, house and pet sitting. Of special interest is babysitting. If you or your older kids are interested in babysitting please let us know. There's a huge need for this and a gold mine to be made. Call me at 636-482-4115 or e-mail to [joejanjoc@yahoo.com](mailto:joejanjoc@yahoo.com) and I'll put you on a list. Janet

## PHONE LIST

If anyone is interested in keeping up a phone list for those actually living here, please contact me. I have a very basic one started, but need to turn it over to someone interested in keeping it up to date. Janet 636-482-4115 or e-mail at [joejanjoc@yahoo.com](mailto:joejanjoc@yahoo.com)

## GARDEN CLUB

*Meet us outside the Berg House on Saturday, December 4th at 9:30 am to help decorate the entrance for the winter holidays. Bring any leftover decorations and lights you may have and join the fun. Let's make the Augusta Shores' entrance a welcoming winter wonderland.*

*We'll meet again on the Saturday after New Years to take down the decorations.*

*The 2005 regular meetings will be held every other month on the second Saturday at 9:30am at the Berg House beginning in February.*

*For questions or information call Diane Raab at 636-482-4091, [draab@msn.com](mailto:draab@msn.com) or Sharon Crocker at 636-482-4077.*

