



## WingHaven Residential Owners' Association

### 1.) Why doesn't WingHaven have a pool?

WingHaven was not designed as a swimming pool/clubhouse community, it was designed as a country club community. Sub-divisions with swimming pools had the pools put in by the developer and not the HOA, responsibility for those facilities was handed over to the HOA when a certain pre-ordained percentage of the lots had been sold and were closed upon. Cost and availability of land for such a facility in WingHaven would be unreasonable. The cost would be in the millions, and that would be just the construction. Adding the additional expense of maintenance and the hiring of staff and lifeguards would require an increase in the fees we would have to charge the residents. This would most likely double their current level. If you want to see an uproar, this would create one.

### 2.) What is the Master Association?

The WingHaven Master Association is a Missouri nonprofit corporation that performs duties and responsibilities as may be assigned by the Master Declaration, submitted to the Recorder of Deeds in St. Charles County on December 24, 1997. This legal entity is separate from the WROA, but performs services for which they bill us annually. Those services include maintenance along WingHaven Blvd, Falcon Hill Parkway, Phoenix Parkway, Red Hawk Parkway, Timber Meadows Parkway and the WingHaven monuments.

They are responsible for maintaining 26 miles of Irrigation Pipe, 2,650 Irrigation Heads, 180 values and zones, 1,550 trees, 22,000 Tulip bulbs and flowers, 3,500 shrubs, 1,371,000 sq ft of Turf, 180,000 sq ft of mulch, 3.8 miles of fence, and 100 lights (bollards, and spot). And this is not all that they do for us. In addition, the Master Association has made contributions and paid for items that have saved the WROA money. Beyond that, the Master Declaration is a legally binding contract and it best serves the community to maintain a good relationship with the Master Association.

The Master Association is not WingHaven Country Club, the country club is a business entity that pays dues to the Master Association.

### 3.) Where can I find a copy of the financials and/or the financial report?

Go to [wroa.info](http://wroa.info) and click on the "Financial" tab.

### 4.) Inquiries about the wetlands.

The wetlands are overseen by the Missouri Conservation Commission. The walkway is maintained by the Master Association. The WROA is looking for volunteers to create a "Wetlands Team" that will monitor and clean up the wetlands area.

### 5.) When do you replace dead plants and trees in common ground?

The dead plants are removed, when possible, at the time we are notified. Replacement will occur in the fall.

**6.) Does WingHaven ROA provide any assistance with maintenance of private residences?**

WingHaven ROA cannot take responsibility for any individual's private property. Those residents who live in a village with a sub-association may have those issues covered. The following villages have sub-associations:

Wake Forest  
Kingsgate  
Suncrest  
Stonewick  
Black Hawk A  
Black Hawk B  
Heritage Commons  
Timber Creek Condos  
Timber Creek Duplexes

**7.) Where are the concerts held?**

The concerts are held Boardwalk Park and Gardens behind the library. To find out more information about upcoming concerts and events, check WROA.info or go to Facebook and search for "WingHaven Events". Also look for signs on WingHaven Boulevard announcing the events that weekend.

**8.) Where should I make reports for issues or complaints that need to be addressed?**

The proper and preferred procedure if you want a response is to contact CMA, who will address your concerns if they can. If it is an issue they cannot address, they will notify the Board and the board will respond to CMA and/or directly to the resident with the issue. All board members email addresses are on the WROA website if a resident feels they need to contact the Board directly. To call CMA: 314 – 878 – 0025 Ext. 120 or e-mail Kristin@cmamgrs.com

Please understand, when a complaint is received it is taken seriously and addressed. Because of privacy rights of the individual that is the target of the complaint, CMA nor the Board can inform you of the actions taken.

**9.) Are we allowed to park our RV's on the street to load and unload?**

Yes. You are allowed to park RV's on the street to load and unload. You are allowed to 48 hours in a 30 day period. 24 hours to load then 24 hours to unload. Please email Kristin at CMA to let her know when you will be having your RV parked on the street.

**10.) Can we have political signs in our yards for elections?**

Yes, you may have political signs in your yard during the election. They must adhere to the following guidelines:

- May be placed two weeks prior to the election
- Maximum sign size will be 18 inches high by 24 inches wide
- Must be removed within 4 days of the conclusion of the election

Please note: all other signs excluding Real Estate signs are prohibited in WingHaven without approval.

**11.) Who is responsible for the trees between the side walk and the curb?**

The trees located between the side walk and the curb are the responsibility of the home owner. Any tree replacement must be approved by the ARC. The Form is available on [wroa.info](http://wroa.info). The City of O'Fallon has specific rules for what trees can be replaced in that area, please see their website for more information; <https://www.ofallon.mo.us/code-enforcement>.

**Master Association Contact:**

Phone Number: 636-561-9300

Travis: [tglaunert@mps-stl.com](mailto:tglaunert@mps-stl.com)

**City of O'Fallon Contact Numbers**

Police Department Non-Emergency Line: (636) 240-3200

Citizens First Center: (636) 379-5553

Animal Control: (636) 240-3200

Streets Department: (636) 379-3807

City Hall: (636) 240-2000