

**THE VILLAS AT DARDENNE
O'FALLON, MISSOURI**

To: Prairie Villa Homeowners

May 2, 2023

From: Architectural Advisory Committee (AAC)

Subject: Villa Walk Around

Mark Mayfield (270)559-0110

April 13, 2023

Scott Brandenburg (314)791-3468

Konnie Thrash (314) 368-4848

The AAC completed their first walk-around on April 13. Notations were made for both the homeowner's and the Villa HOA's responsibilities for maintenance, repair and safety. A summary of the HOA responsibilities and the homeowner's responsibilities is attached.

Spring brings enthusiasm for outdoor activities and blooming flowers, bushes, and trees. This is the time of year we get outside and begin to spruce up our landscaping (owner installed) and entry appearance. We found many homeowners have already begun spring improvements, setting out flower pots, painting mail box posts, updating lighting and removing debris from owner installed landscaping. Thank you for taking the time to keep your home maintained and your consideration of how Prairie Villas looks to residents, visitors and potential homeowners.

Here are a few homeowner items we noticed need attention:

- ◆ Replace worn out house and mail box numbers
- ◆ Back yard landscaping bare or needs TLC
- ◆ Stone walls and borders uneven
- ◆ Repaint trim boards on decks or around enclosed porches
- ◆ Uneven driveways that pose a hazard

A list of contractors is attached for your convenience. This list was vetted by villa homeowners and is **optional**. You may have your own handyman or do improvements on your own.

The second walk around will be June 5. We will note improvements completed and any new items that remain to be completed by you or your HOA.

Enclosed: Contractor List
CCR's Homeowner Responsibilities