

Neighborhood News

January 15, 2025



South Oaks Subdivision and Heathrow Bath Club, Inc.

INSIDE

Annual Meeting
March 31, 2025

2025 Assessments

**Heathrow Bath Club Pool
Repairs**

Financial Reports

**Upcoming Events and
Activities**

**Homeowner Maintenance
& Upkeep**

**Summer Employment
Opportunities**

**Heathrow Subdivision
Website/Email**



Annual Meeting

South Oaks Subdivision and Heathrow Bath Club

The **2025 Annual Meeting** will be held this year at the **OSP Tap Haus** (6346 Telegraph Road, St. Louis, MO, 63129) on **Monday, March 31, 2025**, at **07:00 p.m.**

The Tap Haus will be closed to the public. Food and drinks will be available for purchase.

Agenda Topics:

- 2024 Financial Reports
- 2024 Subdivision and Pool expenditure recap
- 2025 Projects: Subdivision and Bath Club
- Homeowner Pool Usage: Swim at Your Own Risk/Partial Lifeguard Staffing

Pool Opening 2025

The Heathrow Pool will open on May 24, 2025, at 11am for the season. Hours of operation will remain the same as in prior years. Please check the subdivision website for updates.

2025 Assessments/ Pool Repairs

The assessments and budgets have been set for 2025 for both the South Oaks Subdivision and the Heathrow Bath Club.

The South Oaks Subdivision assessment remains the same as last year at **\$230** and is due on January 31st, 2025.

The Heathrow Bath Club assessment is set at **\$800** and will be due on February 28, 2025.

We have two projects at the pool that require immediate attention. The coping stones surrounding the edge of the pool had deteriorated and need replacement.

The project to replace the coping around the entire pool cost is \$20,580.85. This also includes replacing the caulking around the pool. Pro Pool started the process to remove the old coping material at the end of last season and plans to have the replacement done before the beginning of the 2025 swim season.

(Broken coping is considered a safety hazard by St. Louis County)

The second immediate repair involves a leak in one of the lines to the pool that was detected at closing for the 2024 season. The repair requires removing and replacing concrete and will cost approx. \$4200.

Financial Reports

The 2024 monthly financial reports are accessible on the subdivision website and published at the end of each month. An annual summary will be provided at the Annual Meeting on March 31, 2025. More detailed information can be obtained by contacting the Trustees.



Heathrow Bath Club 2025 – Attestations

The Pool Data attestation form is available online. Every household member's information will be needed prior to activating pool passes. This information should include only family members who reside in the subdivision.

Wi-Fi will be available at the pool. An additional attestation to access the Wi-Fi is necessary and is available on the subdivision website. The 2025 password will be distributed near the pool opening and upon completion of the attestation form. [Wi-Fi Access](#)

Upcoming Events and Activities

- Easter Egg Hunt, April 19th
- Independence Day Parade & Ice Cream Social, June 29th
- Adult Pool Party, July 11th
- Annual Subdivision Party, Aug. 23rd
- Chili Cook Off, October 19th
- Holiday Season:
 - o Decorating Contest
 - o Scavenger Hunt
 - o Caroling / Holiday Social, December 14th

Trustee Election – 2025

We will hold a trustee election at the March meeting to serve a 3-year term as both Subdivision Trustee and Bath Club Director.

Please contact one of the current trustees if you are interested.

Homeowner Maintenance and Upkeep

The Trustees continue to receive complaints about the upkeep of properties.

Several complaints have been received about homes with peeling, chipped, and faded paint, warped shutters, missing siding, landscape walls falling, mold on siding and fences, overgrown landscape beds, and other general maintenance issues.

St. Louis County Code Enforcement will cite homeowners for issues listed above, including peeling paint and mold (algae) on siding.

Home Improvements

Please remember that South Oaks Indentures **REQUIRE** that the Trustees approve all requests for exterior improvements **BEFORE** they are made to homes.

Pre-approval is required for decks, pools hot tubs, fencing, concrete work, landscaping, painting, and any type of structural modification. An Improvement Request form is available on the subdivision website or from any Trustee. When in doubt, ask a Trustee.

Summer Employment Opportunities



Pro Pool is hiring for the upcoming pool season. Any referrals from our subdivision will help alleviate the lifeguard shortage and help Pro Pool staff our location. Pro Pool may also have limited opportunities for those 15 years of age.

Heathrow Bath Club Clean-up day - 2025

Plan to help at the Pool on May 17th, at 9am, to clean, organize, and get the pool ready to open on the 24th. Last year we had a lot of volunteers, and it made the process much easier for all involved. Bring your cleaning gloves and we'll provide supplies.

Subdivision Website & Email

heathrowsubdivision.com

The subdivision website provides access to home improvement request forms, subdivision governance documents, financial statements, and the social calendar.

The email address for the subdivision is: heathrowsubdivision@gmail.com

Communications

Please remember to notify the Trustees of a change to your primary email address for communications.

Email and postings on the website are our primary forms of communication.

All news and events are posted on the website. If you haven't provided an up-to-date email address, please do so by sending an e-mail to:

heathrowsubdivision@gmail.com

Who to Contact:

Email: heathrowsubdivision@gmail.com

Trustees / Directors:

Bill Brynda: 314-277-0755

Joe Thomas: 971-998-3999

Amy Chkautovich

Landscaping Maintenance:

Susan Roberts: 314-412-0775



Follow us on Facebook:

<https://www.facebook.com/groups/537327439957610>

The Facebook page, which is a closed group is a good resource for food trucks, social activities, and pool information, but not an official communication channel for the subdivision.