

STONEBRIDGE VILLAGE NEWS

April 2006



Manager's Report – Darrell Ransdell (335-7869)

Golf Course Modification – This project is essentially complete. There will be continued work as we get into the growing season to finish around the teeing areas on #18 and near the bridge. This and other work will be considered as a part of our ongoing maintenance and enhancement of the course.

Play will commence the first week of April but we will be required to keep carts to the cart paths until the sod is adequately "grown in".

Clubhouse Renovation – These past weeks the pit was dug for the new elevator in the kitchen area and the floors have been broken up to accommodate new drain locations for the expanded kitchen area. Upstairs, most of the rooms have steel studs installed and will be sheetrocked once the wiring is in place. Until the wiring and plumbing is in, the progress will seem slow. There is also considerable heating and air conditioning system work to do.

We would like remind everyone that the Pro Shop, Exercise Room, and POA offices are the only areas of the Clubhouse open. Please **DO NOT ENTER** any other area of the Clubhouse for safety reasons.

Yard Refuse – Also as a reminder all grass clippings and trimmings must be disposed of on the owner's property, not your neighbor's property even if it's just a lot and very convenient. Many of our lots are for sale and your waste does not make for an inviting showing. The burn pile the POA operates is for woody material and is only for use by individual property owners. No outside materials and no dumping by any landscaper or other business.

Propane Tanks – As we have mentioned before in the newsletter one of the Rules and Regulations that are authorized by our covenants is that Propane Tanks must be covered. It further says so they are not visible from the street, golf course or your neighbors. Let's improve our community appearance by taking care of this right away. The POA will be notifying offenders.

Parking – This will continue to be a concern in our community because of our narrow roadways. The appearance of our roadways adds to our more rural and natural setting and that is what attracted many of us here in the first place. Remember the POA property, which means all the common ground, is off limits for parking unless permission is obtained from the POA office. We want to keep the property looking natural and attractive without ruts and the remains of improper use. Construction people should park on the lot they are working on or the edge of the pavement leaving the roadway open for one way traffic and emergency vehicle access at all times. If you see vehicles improperly parked please contact Security 417-339-2132 or 417-263-1728.

Gates – Missouri Partners Inc. is reworking the gates at both the East and West entrances to StoneBridge. We are looking forward to the stone work and new iron gates that will beautify our entrances.

The existing cards and remotes will still be able to operate the gates. However, the POA Board has requested that we further limit access through the East Gate. The East Gate is for property owners and limited guests. The road down the mountain is winding and dangerous during the best weather. We have not been able to keep traffic from cutting through the village and running too fast down the mountain. Safety is one of the reasons we are further limiting access.

FYI

- The utility company would like all households having power outages and or water problems to notify them. This allows them to pin point where the problem is and service can resume faster.
- Security's Cell Phone Number - If you are unable to reach a security guard at the West Gate, you can call 417-263-1728.



NEWSLETTER TO BE POSTED TO WEBSITE

With 856 members and growing, the association has decided to post the newsletter on www.ledgestonegolf.com or www.stonebridgenorth.com website. You will have access to the newsletter earlier and can print it out if you choose to do so. We will be updating the page on a regular basis. **SO PLEASE GO TO EITHER WEBSITE TO RECEIVE YOUR MAY NEWSLETTER. IF YOU DO NOT HAVE ACCESS TO THE INTERNET, PLEASE GIVE US A CALL (417-335-7869) AND WE WILL PUT YOUR NAME ON A MAILING LIST TO RECEIVE A COPY.**

Head Golf Professional – Bill Hasler (337-8187)

April marks the beginning of the LLGA, MGA and Couples golf leagues. The LLGA and MGA will start at 9:00 a.m. beginning the second full week in April. Couples golf will be at 4:30 that same week. The LLGA is having an open play day the week prior (April 4th) at 1:30 p.m. Now that golf season is officially here, I would like to remind new and existing members to help our staff out by adhering to the dress code, making tee time reservations and playing at a reasonable pace. New temporary scorecards will be arriving this month and the Missouri Golf Association will be here to rate the course for both men and women. Please be patient with us this month. We are expecting to be quite busy. The busy atmosphere will be amplified by the changes we are making to the pro shop, learning a new computer system and training new employees.

If you are in need of golf equipment, please visit our shop first. We have a large variety of drivers, fairway woods, rescue clubs, and wedges available to members at %10 over cost. We can order many iron sets at the same price. During the month of April, with any equipment purchase you will receive a new Winn Excel AVS grip. This promotion is limited to one grip per item purchase and does not include installation.

At this point, I am planning on playing in 3 area pro-ams this year. They are Deer Lake, Millwood, and Carthage. Most of the teams will be made up of me and 3 or 4 amateurs. All events do have a cost involved. There is a sign-up available by the handicap computer in the pro shop for anyone interested in playing in a pro-am with me this year.

See you soon on #10 & #18,



Ladies Luncheon for April

Please contact Mary Ann Wilson 417- 334-3795 for details on the Ladies Luncheon for April.

From the Director of Finance Delinquent Assessments:

Claudell Ervin	Gregory L. Filkin
Kenneth Schultz	Michael Montalto
James Azzone	Lee Mason
Mat Watson	Arthur Patrick

NOTICE:



Committee Vacancies - May is StoneBridge Village Property Owners Association's Annual Meeting. Each year the Board appoints the members of the various committees. If you would like to participate on a committee, now would be a good time to submit your resume. Resumes for committees will be considered if received at the POA office prior to May 15th. Chairpersons of each committee will be asked to contact current eligible members to learn of their interest to serve another year. The ACC and Advisory committee members can serve a term up to three (3) years.



StoneBridge Village Board of Directors

J. Neff Basore, Jr., President	800-648-6401
Dale Russell, Vice-President	417-334-5461
Kathy Powelson, Sec./Treas.	417-339-1015
Paul Tappana, Director	800-648-6401
Steve Redford, Director	417-336-8798
John Ahrens, Director	417-336-2632
Lon McLauchlin, Director	417-334-9659

April Meeting Schedule

Advisory	April 27 th	9:30 am
Golf	April 13 th	8:00 am
Public Works	April 6 th	9:00 am
ACC	April 13 th & 27 th	1:30 pm
Finance	April 18 th	2:00 pm

POA Board Mtg. April 20th 10:30 a.m. (Welcome Center)

POA Committee Members:

<u>ACC</u>	<u>Advisory</u>	<u>Golf</u>	<u>Finance</u>	<u>Public Works</u>
Don Johnston	Barbara Orle	Larry Ewing	Ruth Donley	Kay Russell
Larry Moffitt	Jim Tomassini	Jerry Howell	Leonard Duncan	Arden Munson
Sandra Ahrens	Mark Tromblee	Chris Vinton	Joan Gullickson	Jerry Yunker
Tony Grublesky	Emilie Moore	Glenda McLauchlin	Doug Sharp	Al Terry
Jim Roden	Kathy Powelson (BOD)	David Andrews	Roger Radebaugh	Al Alexander
John Ahrens (BOD)		Kathy Powelson (BOD)	Dale Russell (BOD)	Steve Redford (BOD)



Architectural Control Committee Report

The building boom is continuing for Stonebridge Village in 2006. As of the middle of March, the ACC has approved 57 new housing starts. These include fourteen (14) Patio Homes, ten (10) one-bedroom Lodges, twenty (20) two-bedroom Lodges, and ten (10) four-bedroom Lodges. Additionally, builders Del Haney, Koinonia Builders and John Stauffer of Midstate Framers have submitted plans for new homes. A pergola was approved for construction in Heritage Gardens.

Since the first of the year, the ACC has approved two more builders and two more landscaping contractors. We now have twenty (20) builders and eleven (11) landscaping contractors on our approved lists, which are on file in the POA Office.

We still have some homeowners who are making exterior changes to their homes without prior ACC approval. The ACC requests the cooperation of residents who plan exterior changes to their homes in the near future.

Don Johnston, Chairman