

Welcome to
Lake Saint Louis



Resident
Guide

Lake Saint Louis | It's a lifestyle.



CITY OF LAKE SAINT LOUIS

200 Civic Center Drive | Lake Saint Louis, MO 63367
City Hall 636-625-1200 | lakesaintlouis.com

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ELECTED OFFICIALS

MAYOR

Kathy Schweikert

WARD ONE ALDERMEN

Gary Torlina

Gary Turner

WARD TWO ALDERMEN

Mike Potter

Karen Vennard

WARD THREE ALDERMEN

John Pellerito

Jason Law

*We know you will enjoy your life in
Lake Saint Louis!*



CITY CONTACT INFORMATION

PHONE NUMBERS:

City Hall	(636) 625-1200
<i>*8:30AM to 5PM All city business, including permits</i>	
Public Works	(636) 695-4221
Parks and Recreation	(636) 561-4620
Police non-emergency number	(636) 625-8018
Finance	(636) 625-6408
Courts	(636) 625-1058

EMERGENCIES:

Police, Fire, Ambulance

CALL 911

WEB SITE:

www.lakesaintlouis.com

UTILITIES:

Water and Sewer

Public Water Supply District #2	(636) 561-3737
Duckett Creek Sanitary District	(636) 441-1244

Natural Gas

Spire (Laclede Gas)	1 (800) 887-4173
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Electric

Cuivre River Electric Cooperative	(636) 695-4700
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Trash & Yard Waste

Meridian Waste Solutions	1 (866) 522-3781
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SCHOOL DISTRICT:

Wentzville School District

One Campus Drive
Wentzville, MO 63385
(636) 327-3800

DISCLAIMER:

This brochure is intended only to provide a brief overview of our City. Specific information on codes, ordinances, covenants and other rules should be discussed with specific departments or researched in legal documents. Contact City Hall for other questions at 625-1200.

WELCOME TO OUR CITY

Lake Saint Louis is a progressive and beautiful community. To help our residents get settled and learn about their prospective new community, we have prepared this guide, which contains helpful and important information about Lake Saint Louis. Should you have any questions not answered in this guide, please call City Hall at (636) 625-1200 or check our website at www.lakesaintlouis.com. Lake Saint Louis is, simply, one of the best places in the Midwest to call home.

A BRIEF HISTORY OF LAKE SAINT LOUIS

Lake Saint Louis began in 1966 as a private recreational lake community developed by Mr. R. T. Crow. In June of 1967, the Lake Saint Louis declaration of covenants and restrictions was signed and recorded. For the next 12 years, the sole governing entity in the community was the Community Association. It was not until May of 1975 that the community also became a city under the Revised Statutes of Missouri. Today, Lake Saint Louis offers full municipal services to our residents, including police, parks, public works, community development, municipal court, snow removal, building inspection and code enforcement. We have a beautiful Civic Center located at 200 Civic Center Drive to serve our residents. It is home to both our City Hall (636-625-1200) and the Lake Saint Louis Police Department (636-625-8018). The Public Works facility (636-695-4221) is located at 307 Parkway Industrial Drive in the Hawk Ridge Industrial Park subdivision off Lake Saint Louis Boulevard. The City is a 'Tree City, USA' community with approximately 16,000 residents calling Lake Saint Louis home. We will continue to grow as both residential and commercial properties are developed.

A PLANNED COMMUNITY

As a planned community, Lake Saint Louis offers home and business owners some of the finest residential and commercial amenities available anywhere. As our name implies, the City's central features are the two private lakes, owned by members of the Lake Saint Louis Community Association. However, the lakes are just one of the many amenities located in our City. In addition, there is an 18-hole championship golf course (Lake Forest Country Club), two par-3 nine-hole golf courses, tennis courts, beaches, swimming pools, riding stables, and many lovely parks.

The advantages of living and working in Lake Saint Louis extend beyond the community's recreational amenities. We have great shopping in Lake Saint Louis located at three shopping centers – The Shoppes at Hawk Ridge, The Shoppes at Lake Saint Louis, and a lifestyle center called The Meadows, with many retailers whose only location in St. Charles County is in this shopping center.

St. Charles County is home to many attractions including the Family Arena, minor league baseball, and the National Equestrian Center located in Lake Saint Louis. The City is well-served by three major highways, which makes the rest of the St. Louis

region very accessible. St. Louis attractions such as Lambert-St. Louis International Airport, Spirit of St. Louis Executive and General Aviation Airport, and Riverport Amphitheater (UMB Pavilion) are all within a 30-minute drive. In St. Louis, the Arch, the MLB Cardinals and NHL Blues, the St. Louis Symphony, the Fox Theatre, the Art Museum, The Muny, the Science Center, City Museum and the Magic House, the Zoo, Washington University, St. Louis University, the University of Missouri-St. Louis, and the Botanical Gardens, along with many others, are all within a 45-minute drive of the City.

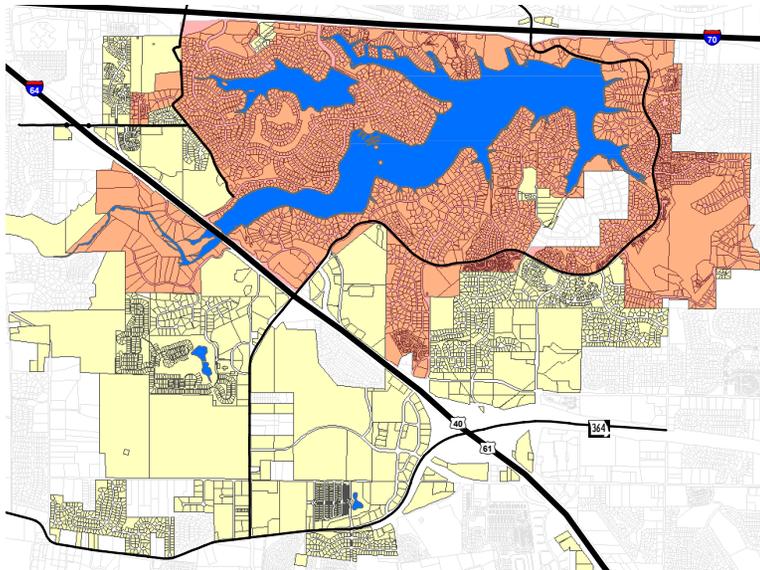
Evidence of our City's planned community environment is demonstrated by the high quality and diversity of our housing, the well-planned residential and commercial areas, and the abundance and variety of our recreational amenities.

We encourage you to come and see why so many people have decided to make Lake Saint Louis their home. Lake Saint Louis welcomes you.

THE CITY AND HOME OWNERS' ASSOCIATIONS

The City of Lake Saint Louis governs and oversees all properties within its borders and provides services to those residents. However, numerous associations also provide additional amenities and restrictions in their various subdivisions. The largest association, which owns two lakes, is the Lake Saint Louis Community Association (commonly referred to as "the CA"). Please note that not all residents of the City are members of the Community Association. Only properties located within the boundaries of the CA have membership privileges. As with all neighborhood associations, the amenities an association offers are available only to association members. Association fees and/or assessments are determined by each private association. You will want to investigate which, if any, association you will be part of and what amenities are offered.

PROPERTIES LOCATED WITHIN THE LAKE SAINT LOUIS COMMUNITY ASSOCIATION



NOTE:
Properties in orange are located within the Lake Saint Louis Community Association

A larger map is available at www.lslca.com.

WATER QUALITY

The beauty of our lakes and streams is a result of being conscious about stormwater quality. Never dump anything into a storm drain, including oil, paint, soap, debris, leaves, and other yard waste. Storm sewers don't go to a sewer treatment plant; they discharge directly into our streams which will eventually flow into our lakes. Leaves and other yard waste can clog storm sewer pipes and cause flooding.

SOLID WASTE SERVICES

The City contracts residential trash, recycling and yard waste collection through Meridian Waste Solutions. Pickups are weekly and the schedule of services depends on the location of your home. Visit www.lakesaintlouis.com/trash for more information.

CONSTRUCTION SITE RUNOFF

If you notice sediment or other construction debris leaving a construction site within the City limits, please report it to the City's Public Works Department at (636) 695-4221.

ILLICIT DISCHARGE

An Illicit Discharge is any runoff to the ground or into a storm sewer that is not made up entirely of stormwater. Illicit Discharge is harmful because untreated stormwater runoff can contribute high levels of pollutants into receiving waterbodies, degrade water quality and threaten aquatic, wildlife, and human health. These pollutants include heavy metals, toxics, oil and grease, solvents, nutrients, viruses, and bacteria.

Illicit Discharge examples include: sanitary wastewater; septic tank effluent; car wash wastewaters; improper oil disposal; radiator flushing disposal; laundry wastewaters; spills from roadway accidents; improper disposals of auto and household toxics

If an Illicit Discharge is discovered, please contact the City's Public Works Department at (636) 695-4221.

WATER SERVICE INSURANCE PROGRAM

Most residential properties in the City of Lake Saint Louis are covered by a Water Service Insurance Program. The fee is \$3 per year which is part of your annual real estate tax bill. If you suspect having a leak in your domestic water service, contact the Public Works Department at (636) 695-4221 for assistance. A description of the program and application form can be found on the City's Website www.lakesaintlouis.com/water

SEWER LATERAL INSURANCE

Most residential properties in the City of Lake Saint Louis are covered by Sewer Lateral Insurance. The fee is \$28 per year per year which is part of your annual real estate tax bill. If you suspect having a problem with your sanitary sewer lateral, contact the Public Works Department at (636) 695-4221 for assistance. A description of the program and application forms can be found on the City's Website www.lakesaintlouis.com/sewer

HOSPITAL

The City is served by SSM St. Joseph Hospital West, located near Lake Saint Louis Boulevard and I-70. The hospital recently finished constructing an additional floor and raised the bed count to 199. In 2014 the hospital was named one of the nation's 100 Top Hospitals by Truven Health Analytics and made Becker's Hospital Review list of 100 Great Community Hospitals.

- H.W. Koenig Cancer Center is a sophisticated cancer treatment center.
- A diagnostic cardiac cath lab operated by SSM Heart Institute cardiologists, a new Women's Imaging and Breast Center offering digital mammograms, a Level II Neonatal Intensive Care Unit, and SSM Cardinal Glennon pediatricians on staff 24 hours a day.
- The Emergency Department is a state-designated Level III Trauma Center, a Get With The Guidelines (GWTG) Stroke Center and a certified Chest Pain Center.

PLANNING TO BUILD OR REMODEL YOUR HOME

If you are building, remodeling, or altering your home, you will want to be aware of City building codes. They are designed to maintain the beauty and planning that make Lake Saint Louis such a desirable place to live.

Key elements of this code do not allow similar designs to be built within 300 ft. of each other. If you are working with a builder and have picked a design, be sure to keep this in mind as you select your lot.

Trees are to be preserved whenever possible and homes should be compatible with the land. Walkout basements, either in the rear or on the side, must follow the existing topography of the lot.

Land disturbance activity that results in a diversion of water which interferes with the operation of any public improvements such as street or stormwater systems are prohibited by City Code. The Code also prohibits diverting the flow of water if it creates a hazardous condition detrimental to the health, safety and welfare of the public.

All of the design criteria can be found in the City Code, which is available at our City Hall or on our website, www.lakesaintlouis.com city code/ordinances on the left-hand side of the front page. You can also call (636) 625-1200 and ask for the Community Development Department.

If you are a member of an association, either the Lake Saint Louis Community Association or a subdivision association or both, be sure to check the covenants and restrictions before building, remodeling or altering an existing home. It will save you lots of time, trouble, and frustration.

BE AN INFORMED RESIDENT - IT'S IMPORTANT

The beauty of our homes and the well-kept neighborhoods are a result of our City's ordinances and regulations. These rules are at the core of our City and are what makes Lake Saint Louis such a desirable place to live and work. You will want to become familiar with all the City's ordinances. The City Code is on our website at www.lakesaintlouis.com. Additionally, the property you purchase or rent may have additional covenants and restrictions (rules and regulations) which also apply. In some instances, there may be two sets of covenants and restrictions governing your property – those of the Lake Saint Louis Community Association and those for your individual subdivision development. These are legal documents, which you will be required to follow. Be sure to read them and become familiar with them. They are in place to protect your investment and your property value.

VACANT LAND

Undeveloped land adjoining or near your property may not remain as you see it today. The City has a master plan for future development. Check with our City Administrator to determine what may likely be built on vacant land near you.

CITY GOVERNMENT

Lake Saint Louis is a fourth class City, with a mayor and six (6) Aldermen serving the residents from three (3) wards. The Board of Aldermen meets on the first and third Monday at 7:00 PM in Council Chambers at City Hall. You are encouraged to attend.

CODE ENFORCEMENT

Our City's Codes and Ordinances are written to protect you and your property values. City Code Enforcement Officers encourage residents to comply with codes and ordinances. Most common current problems include illegal storage of boats and trailers and garbage/trash can violations and yard signs. Our Codes can be found at the City's website www.lakesaintlouis.com. Click on City Code/Ordinances on the left-hand side of the front page and it will guide you to our Codes. There is a search feature for your convenience.

PARKS & RECREATION

The Lake Saint Louis Parks and Recreation Department strives to promote a healthy and active lifestyle by providing events and programs for the whole family. Programs offered include fitness classes, adult and youth sports leagues, senior day trips, and art classes taught by an awarded artist. In addition to these programs, the department offers a variety of events throughout the year including a Halloween event in the park, movies and concerts, a Tree Lighting Ceremony and much more.

Lake Saint Louis parks are well maintained by the department staff. The Parks Department prides itself on creating a safe and clean environment for both children and adults to enjoy. For more information regarding our parks and activities, please visit our website at www.lakesaintlouis.com/parks or call us at (636) 561-4620.



HAWK RIDGE PARK



FOUNDERS PARK



BOULEVARD PARK



VETERANS MEMORIAL PARK

Parks & Amenities

	Pavilions Available For Rent	Pavilions With Concession Stands	Picnic Tables	Comfort Station	Amphitheater Available For Rent	Walking Trails	Soccer Fields	Baseball Fields	Butterfly Garden	Playgrounds	Ponds and Fountains	1/2 Basketball Court	Benches	Splash Pad	Restrooms	Grills	Handicap Accessible
Hawk Ridge (Zachary's Playground) 8392 Orf Rd.	X		X	X		X			X	X			X	X	X	X	X
Founders Park 7 Freymuth Rd.		X	X	X		X	X	X		X		X			X	X	X
Boulevard Park 2550 Lake SaintLouis Blvd.	X		X	X	X	X	X	X		X	X		X		X	X	X
Veterans Memorial Park 200 Civic Center Dr.			X	X		X					X		X		X		X