



Strawberry Ridge Annual HOA Meeting
April 19, 2017 - 7pm
Wren Hollow Elementary School
655 Wren Ave
Ballwin, MO 63021

Neighborhood policing officer, Dustin Poncin, will be attending the HOA meeting. Dusty will update us on happenings in our area and answer resident questions. Trustees will then provide updates regarding the subdivision followed by a presentation on a proposal to replace the privacy fence along Vance Road. A vote of attending homeowners will be taken for a special assessment of \$200 to fund this project. Please see the tab SPL ASSESS on the [HOA website](#) for more details.

As the subdivision continues to age, we must plan for additional common ground maintenance expenses. The subdivision has many trees in common ground areas that may need to be topped or completely removed due to disease or death. The Vance retention basin is in good shape after a much needed cleanup late last fall. It will be mowed as needed, during the spring and summer, with cattails cutback in the fall. We are committed to keeping it maintained.

Common ground maintenance has been contracted with Wyatt Lawn and Landscaping for 2016. Wyatt Lawn will mow all five culs-de-sacs and grassy common areas (upper Strawberry Ridge common ground overlooking bluff, entrance area and grass line along Vance Road). All cul-de-sac circles have been treated with pre-emergent for weeds. We are working with the company to address the Strawberry Glen circle and the subdivision entrance. Common ground tree-will be evaluated on an ongoing basis. Large tree maintenance will be contracted with an insured tree removal service.

At this time, the subdivision retention basins are in compliance with MSD standards. The subdivision is responsible for any maintenance of retention pond intakes. Currently, the intakes are functioning as normal but maintenance may become an issue in the future.

Strawberry Ridge is in trash district 4. Effective April 3, our new waste hauler is Meridian. All residents should have received a postcard from the county regarding this change. Recycle will be picked up on Tuesdays. Trash will be picked up on Wednesdays. Recycle or waste containers need to be placed out by 6 am the morning of pickup.

County ordinance states trash and recycling containers must be stored on resident premises at least three (3) feet behind the main residential structure. For pick-up, containers must be placed at the curb no earlier than dusk of the day prior to the regularly scheduled trash collection day. Containers must be returned to their appropriate storage places on the same day as collection.

Additional information regarding the county waste contract and pricing can be found on the [Saint Louis County website](#).

ALL YARD WASTE NEEDS TO BE DISPOSED OF PROPERLY. NO DUMPING IN ANY RETENTION AREA. PLEASE COMPOST OR CONTACT MERIDIAN FOR YARD WASTE PICKUP.*

The subdivision **pays** for electricity for all streetlights in the subdivision. Streetlights are the property of Ameren Missouri. If a streetlight is out, residents can report it directly to Ameren. Each light has a number located near the top of the light. Report that number or give nearest street the light is located near Ameren at 1-800-552-7583.

Subdivision Finances – this is a **year-end** overview of the subdivision finances. All trustees also receive monthly expenditure reports from City & Village. City and Village manage all funds for our subdivision (i.e.: collection of HOA dues and payments to Ameren, common ground expenses, etc). The yearly HOA maintenance assessment was due December 31. Liens are filed against property owners on any unpaid assessment.

Year-end finances as of December 31, 2016 were as follows:

Beginning Balance	\$19,408.90
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Receipts:		
Interest		\$405.81
Legal & Costs Recovered		\$88.35
Yearly Maintenance Assessment		\$20,588.32
Recording & Releasing		<u>\$330.00</u>
Total Receipts		\$18,627.97

Disbursements:

Legal Services	88.35
Liability Insurance	\$1,000.00
Common Ground Maintenance	\$11,861.35
Miscellaneous expenses	-\$10.19
Sub Social Expense	342.36
Electric Expense	\$3,494.94
Postage	-\$77.82
Recording Fees	\$189.00
City & Village Collection Fee	<u>\$2,099.42</u>
Total Disbursements	\$19,163.43

Ending Balance:	\$21,657.95
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Feel free to contact any trustee with questions or concerns.

Kathy Brown	636-225-2228
Linda Campbell	636-8961-2221
Paul Panus	636-861-0716