



**Strawberry Ridge Annual HOA Meeting
January 31, 2018 - 7pm
Wren Hollow Elementary School
655 Wren Ave
Ballwin, MO 63021**

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Please mark your calendar and make plans to attend our upcoming HOA meeting. All three trustee terms are up. You may nominate a resident or yourself. We encourage residents to get involved. Kathy Brown and Linda Campbell are willing to stay on for another term.

We have invite our neighborhood policing officer, Dustin Poncin to give us updates on happening our area and to answer questions

Fence & Deck Depot have completed the replacement of the common ground fence along Vance Road. We want to thank the residents of Strawberry Ridge for approving the special assessment that enable this work to finally be done!

The annual subdivision assessment has been levied. Priority projects for the 2018 fiscal year include redoing the cul-de-sac on Strawberry Glen and evaluting the common ground on Strawberry Ridge next to Meramec Bluffs nursing home. As trees have died and been cleared away, the area needs grass or some type of ground cover vegetation to keep the dirt from washing away. All common ground trees will be evaluated for health. Trees that do not pose a hazard to residences will be left in place. Trees that are diseased or dead will be put out to bid for removal. Spring will be here before we know it. The subdivision is in need of residents to serve on landscape and social committees.

The subdivision has renewed the grass cutting contract with Wyatt Lawn and Landscaping for 2018. Besides the previously mentioned areas that need attention, we still have some honeysuckle that needs to be removed. The retention pond on Vance needs to be cleared out before the spring growing cycle and spring rains.

Other items up for consideration in 2018 include updating the subdivision indentures to reflect current county ordinances and look into adding language that protects the integrity of the subdivision. The current indentures are the original ones drawn up at that time the subdivision was built (1987). The first group of trustees were elected in 1992, when the developer relinquished control of the subdivision to the residents.

Our year-end finance report as of December 31, 2017 were as follows:

Beginning Balance	\$17,490.64
Receipts:	
Interest	\$ 78.00
Trustee Assessments	\$18,000.00
Special Assesement	<u>\$18,100.00</u>
Total Receipts	\$36,178.00
Disbursements:	
Liability Insurance	\$1,063.00
Common Ground Maintenance	\$5,465.41
Fence Repair/Maintenance	20,235.57
Electric Expense	\$3,554.90
Postage	\$88.20
General Office and Copy Supplies	\$38.00
Recording Fees	\$81.00
City & Village Collection Fee	<u>\$3,617.80</u>
Total Disbursements	\$34143.88
Ending Balance:	\$23,692.07

The 2017 monthly income and disbursement statements will be available for perusal at the HOA meeting.

Feel free to contact any trustee with questions or concerns.

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