

Strawberry Ridge Subdivision Winter Newsletter



NEW TRUSTEES

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ASSESSMENTS

The yearly subdivision assessment (\$200) was sent out to all homeowners from City & Village. The assessment covers electricity for streetlight, common ground maintenance & tree removal, liability insurance for all common ground.

ONGOING

Vance retention pond maintenance, privacy fence repair, common ground tree maintenance

POLICE

St. Louis County
Emergency - 911
West County Precinct
232 Vance Road
Valley Park, MO 63088
314-6150-0700

New trustees were elected at the October 28th subdivision meetings. Many thanks to outgoing trustees Bill Carr & Josh Eckoff. The new trustees met in November. Many things need to be addressed. Priority items are developing a current resident contact list, reevaluate lawn care service, clean/sandblasting of the subdivision entrance monument that was vandalized some time ago, reevaluate repair/replacement of the privacy fence along Vance and the cleanup of the retention pond on Vance.

County Notes

Over the summer, St. Louis county repaired and replaced quite a bit of the roadway throughout the subdivision, as well as replacing damaged cul-de-sac curbing.

Winter is here. The subdivision will be plowed after the main roads are taken care of. The county has been proactive about spreading de-icing chemicals prior to any predicted snow or ice. If snow is predicted, please try to park in your driveways so the plows can safely and quickly clean the streets.

PARKING - please be considerate when parking on the street. Especially during inclement weather, it is difficult for residents, school buses, trash trucks, snow plows and other vehicles to maneuver around vehicles parked on the street.

Communication - a biannual newsletter will be mailed to all homeowners, as well any meeting notices. We would like to increase homeowner participation in the association. Your thoughts are very much welcome!

FINANCES - this is a basic year end overview of the subdivision finances. The trustees received the report from City & Village this week.

As of December 31, the year to date finances of the subdivision are as follows:

Beginning Balance	\$20,249.89
Receipts:	
Interest	\$207.97
Assessment	\$18100.00
Recording & Releasing	<u>\$220.00</u>
Total Receipts	\$18627.97
Disbursements:	
Liability Insurance	-\$1015.00
Common Ground Maintenance	-\$4239.28
Tree Removal	-\$2350.00
Sub Social Expense	-\$32.92
Electric Expense	-\$3333.40
Postage	-\$44.59
Recording Fees	\$243.00
City & Village Collection Fee	<u>-\$1830.00</u>
Total Disbursements	\$13088.99
Ending Balance:	\$25688.87

As you can see, the subdivision had yearly expenses of \$13,088.99. Besides increases for inflation, the new fiscal year, will bring additional expenses. As previously mentioned, the Vance retention pond must be cleaned up along with other common ground issues.

Please feel free to contact any of the trustees with your thoughts or concerns. We look forward to hearing from you.