

STRAWBERRY RIDGE HOA NEWLETTER

Summer 2019 Edition

MEET YOUR NEIGHBORS!

Tuesday, August 6, 6pm – 8pm Join us in the upper common ground as we participate in our subdivision's first National Night Out (NNO). Lock your doors, turn on your outside lights and spend the evening with your neighbors. Our community EMS providers, St. Louis County police and the Valley Park Fire Department, will be stopping by. National Night Out (NNO) is an annual nationwide, community event, promoting awareness, safety and neighborhood unity. Please support NNO by using **#nationalnightout** in your social media posts. *Kona Ice will be providing free snow cones for all.*

SAVE THE DATE!:

September 17 – Annual homeowner association meeting 7pm. Location TBD.

September 25 & September 28 – Subdivision garage sale

October 5 –neighborhood social/ fall party, upper common ground

Common Ground:

The subdivision has contracted with Wyatt Lawn & Landscaping to mow all subdivision common ground for this year. We are currently looking at improvements to the front entrance.

Our subdivision is approximately 37+ years old. Over this period of time, trees and plants have grown dramatically. Last year, the subdivision paid \$18,774.53 to various contractors to remove dead/dangerous trees and overgrowth of weeds and honeysuckle, including the fall cleanup of the retention basin on Vance Road. The subdivision also has a second storm water retention basin behind homes along the north side of Strawberry Glen Ct. Please refrain from dumping ANY material, such as grass clippings, food or trash in common ground or retention basin areas. Rain water needs to flow unimpeded into the basins. Our retention ponds function to meter storm water runoff in a safe and slow manner into Fishpot Creek. Fishpot Creek is a protected water channel under special EPA domain. Dumping impedes this metering. The design of our storm water retention basins are currently grandfathered from new, updated EPA rules. We need to protect the integrity of these basin to keep this status. If MSD required us to meet the current standards, one retention basin could incur expenses upwards of \$30,000 to meet the new requirements – money our HOA does NOT have.

Trustees are constantly monitoring tree health in common ground. Dangerous, diseased or dead trees are removed as soon as practical. Healthy trees will not be removed. Tree pruning and/or removal is expensive. Dead trees in hidden common ground areas that pose a hazard are normally topped and dropped at 5 feet and left to decompose in place. It is becoming increasingly harder to control overgrowth in these areas.

Resident responsibilities:

Residents are highly encouraged to read the indentures, which are posted on the HOA website. Every homeowner should have received a copy of the indentures from their financial institution upon closing when buying your home. Simple things, such as cutting/maintaining lawns, go a long way in keeping property values up! In the event a property become a nuisance, residents may report problems to St. Louis County neighborhood preservation at 314-615-4100. The county website also has an email contact form. Trustees have and will report problem properties as they become known to us. Our indentures also provide that trustees may remedy nuisance issues, such as mowing high grass, and billing the homeowner for the expense. We ask all residents for cooperation in keeping property maintained.

Vector Control (mosquito spraying):

The county routinely sprays all areas of the county. You can find the schedule on our website.

Waste Management:

The county has established districts for trash service providers. Our subdivision is located in Trash District 4. The county has contracted with Meridian Waste Services (314-297-3131) to be our service provider. However, residents need to call Meridian directly to set up and pay for this service. County code states *all trash needs to be bagged and put in a closed container for pickup.*

Restricted Parking Request:

Trustees have been approached about restricting parking to one side of Strawberry Ridge going up the hill for safety. As a public road, the HOA cannot restrict parking. The county has advised that residents can petition for this restriction. All AFFECTED residents would need to sign the petition – YES OR NO. We are seeking volunteer residents to lead the petition drive effort. Please contact any of the trustees listed below if you are interested in heading up this project.

Did you know:

- Your yearly assessment dollars at work: Our yearly expenses include not only common ground maintenance but also monthly electricity bills for all subdivision light poles, annual insurance for common ground and trustee liability protection, and any legal expenses we may incur.
- Meramec Bluffs is **PRIVATE** property. Trustees have been contacted and asked to advise residents to respect and refrain from walking dogs in their complex. Meramec Bluffs has also encountered minor vandalism. The property is posted “PRIVATE PROPERTY” “NO TRESPASSING”.

If you have any questions or concerns, please contact the trustees listed below:

Kathy Brown: 636-225-2228

Linda Campbell: 636-861-2221

David Schneider: 314-941-4142