



Strawberry Ridge Owners Association, St. Louis County

Winter 2022 Newsletter

Happy 2022! If you (or any resident) have any questions, please feel free to contact the trustees listed at the end of this newsletter. This newsletter will cover quite a few topics. Please take time to read this through and if you have any questions, feel free to contact any trustee (listed at the end).

Important Information!

Annual Owners Meeting: The HOA will be holding virtual Zoom meetings due to continuing Covid issues. The Zoom meeting will be held on Wednesday, February 16, 2022 at 7pm. Zoom login Information will be included in the newsletter mailed to homeowners. Attendees must be approved by the meeting administrator. This is for record of attendance as well as security. Trustees will give a report and then open the meeting up for comments or questions.

Topic: Annual Owners Association Zoom Meeting

Time: Feb 16, 2022 07:00 PM Central Time (US and Canada)

Common Ground: We have engaged Runyon Landscape Management for lawn care services. Runyon has several large clients. They already started general cleanup around the HOA.

****Reminder:** Common ground is for the use and enjoyment of all residents of the subdivision. Residents are to refrain from putting any type of lawn furniture or structures in common areas for personal use.**

Retention pond/tree maintenance: The HOA has received a warning letter from MSD regarding excess vegetation in the Vance retention basin, across the street from our entrance. Runyon Landscape Management will be taking care of the issue. Expense for the cleanup will be taken from the special assessment fund dedicated to retention basin maintenance. Residents are advised it is against county ordinance to dump lawn waste in storm sewers or in Fishpot Creek across the street. One of our sewers exploded years ago due to compacted yard waste. Fishpot Creek turns into a raging torrent of water during heavy rains. Hanna and Vance roads have been closed in the past due to flash flooding.

Cul-de-sac care: Resident, **DO NOT** blow leaves into any of the cul-de-sac circles. Leaf piles are harmful to turf in the cul-de-sacs. Resident are required to properly dispose of lawn waste. Waste Connections provides garbage and recycling services for our trash district, as well as lawn waste removal for a nominal additional fee. Resident can also recycle lawn waste through St. Louis Compost for a nominal fee (<https://www.stlcompost.com/dumping-fees>).

Finances: City and Village Tax Office is our billing agent, sending out assessment notices, collect assessments for the HOA and pay HOA vendor bills including legal, liability insurance, electricity (street lights), water, lawncare, tree removal, etc. Year to date, as of December 31, 2021, the HOA has \$21,915 in yearly assessments and approximately \$11,075 in special assessments (dedicated to retention basin maintenance). Our annual lawn maintenance expense will increase substantially in 2022 due to additional services needed and inflation.

Yearly assessment: Our annual assessment will remain at \$225. Assessment notices will be sent out in February, due March 1, 2022 (delinquent March 31) to ensure the HOA receives funds in a timely manner for maintenance needs.

Indentures/Homeowner Responsibilities: All homeowners should have a copy of the HOA's Indenture of Trust and Restrictions. The indenture is also available on the HOA website (see Communication).

****NOTE:** Homeowners are strongly advised to obtain a **formal fence survey** when fencing property. HOA restrictions prohibit chain link fencing. Corner lot fencing and pools require trustee approval.**

General info: The HOA is located in unincorporated St. Louis County. Residents are required to adhere to county ordinances. Neglected property, grass/weeds, etc., are generally referred to the county's neighborhood preservation and code enforcement. Per county ordinance, yard areas should be clean and well maintained, with no accumulation of litter or used appliances, no grass or weeds taller than eight (8) inches, no areas of erosion, and no low areas allowing the collection of water. The HOA may also take action to correct violations, at homeowners expense, per indentures.

Trash and recycling containers: Required by county ordinance. Trash and recycling containers are required to be stored at 3 feet behind the main structure of the home (if not stored in garages).

Parked cars: Per county ordinance, it is unlawful to park a car, truck, bicycle, scooter, or any vehicle on a sidewalk so that it obstructs pedestrian traffic. Parking on grass areas next to sidewalks is also prohibited.

Parking: It is unlawful to park a vehicle within eight (8) feet of a public mailbox, within fifteen (15) feet of a fire hydrant, within twenty (20) feet of a crosswalk, and within thirty (30) feet upon the approach of any intersection or within an intersection. In addition to these regulations, parking is prohibited on a sidewalk, on a crosswalk, in front of a public or private drive, any place where signs prohibit parking, or on any part of a road that obstructs emergency snow removal. ****If a car is blocking a mailbox, the mailman may refuse to deliver mail to that residence.**** Winter is here, with the possibility of ice and snow. The hill on Strawberry Ridge Drive can be a hazard in inclement weather. ***Please*** be considerate of your neighbors in parking. Reminder: Basketball hoops, playground or sports-related apparatus or similar objects are prohibited on or within a public roadway or sidewalk.

Communication: The HOA has a website containing indentures, newsletters and more: strawberryridge-hoa.org
For any issues or complaints regarding the subdivision please call a trustee or use the email contact on the HOA website (strawberryridge.hoa@gmail.com)

Residents are invited to join the Strawberry Ridge Facebook page. This is an "unofficial" **closed** group for residents to share information. As a closed group, anyone wanting to join needs approval by a group administrator by giving your address.

Advisory to residents: As trustees, residents are reminded to exercise due diligence when dealing with any contractor, whether it be home repairs, landscaping, etc. It is important to ask for business licenses, insurance and references. A reputable business will not have any objection to providing these to you. A reputable business will not ask for all cash or complete payment of a job up front. Cash or check does not provide protection to you should the contractor fail to complete the job.

Please feel free to contact any trustee listed below with any questions you may have.

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