



Strawberry Ridge Owners Association, St. Louis County 2025/2026 Winter Newsletter

Annual HOA Meeting January 27, 2026, 7PM West County Police Precinct, 232 Vance Rd, Valley Park

This edition is being sent to everyone, including rental residents. The annual homeowners' association meeting will be held on Tuesday, of the above date. Our neighborhood policing officer, Brian Hessling, will give an update of any happenings in the area. He will also answer resident questions after his presentation.

A full finance report will be given at the meeting. As of this writing, total funds in checking are \$8247.97, representing both the regular assessment and special retention basin assessment accounts. This does not include current expenses electricity for streetlights. Lawn care, along with water expenses for the irrigation system will start in the early spring. Tree care expenses remain the unknown for the HOA. Although we closed the year with a positive balance, the HOA could potentially run out of funds if a large tree needs to be removed. It is **extremely important** that regular assessments are paid to maintain the HOA. Interest is charged and must be paid for late payments. We have a few unpaid assessments that are being referred to collections/legal. Unpaid assessment may result in a lien on the homeowner property.

Homeowners are strongly encouraged to pay assessments online, either through personal online banking or safely and securely through this website: cityandvillage.com. Owners will need to setup an online account. Online payment fees are \$2.99 for e-checks or 3.5% of the balance (or minimum of \$5). Payments go directly into our bank account. Payments are not manually handled by City and Village representatives. Neither City and Village or trustees have control over the mail so please plan accordingly.

Trees – 2 large diseased trees were removed in the upper retention pond last year (\$4000) along with a dead ash tree in the upper common ground (\$1080). Common ground tree health will continue to be monitored. *Reminder, grass and trees in easements between the street and the sidewalks are the responsibility of the homeowner.* The HOA does not take care of easements, except those within the common ground boundary. Tree removal is a major expense to the HOA.

Reminder: The HOA is governed by indentures (see our website: strawberryridge-hoa.org). We are in unincorporated St. Louis County. The HOA is **not** part of a city or municipality. Therefore, we follow St. Louis County ordinances (<https://stlouiscountymo.gov/st-louis-county-departments/planning/subdivision-trustee-resources/ordinance-guidebook/ordinance-guidebook/>). All streets in the subdivision are public roads, accepted by the county years ago.

Want to stay in the know? Join our **Facebook group: Strawberry Ridge - Unincorporated West St. Louis County, Missouri** This is a closed group - anyone requesting to join will need to answer a challenge question to be approved for membership. Need documents or info regarding the HOA (the HOA indentures, newsletters, county code, and more) or to email trustees, look at our official website: strawberryridge-hoa.org

Questions? Contact a member of the board of trustees

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