



St. Charles Community Association

St. Charles, St. Michael & St. Thomas

November 2023



2024 Annual Assessment

The St. Charles Community Association annual property owner's assessment will be \$525 for the 2024 calendar year.


The assessment is mandatory and is due **January 1, 2024**. Please watch your mail in early December for your 2024 invoice.

This year we are again offering options to pay your assessment by credit card if you choose. The invoices will include the payment options.

Your community depends on the timely payment of dues, so please do your part to support your community and help the Association continue to work efficiently.

Read more in the *Message from the President* on page 2 of the newsletter, regarding the assessment.

ANNUAL MEETING



Sunday, January 28, 2024

4:00 PM—6:00 PM

Fellowship Bible Church
1401 Kirk Road West Entrance
The Atrium Room

Be sure to attend!
This is a great way to learn about all that is happening in our community.

What's Happening

- Community Clean Up - 2nd Sat. of each month
- Yard of the Month Holiday
- Decorations Nominations Due 12/21/23
- Luminaries on the Loop 12/14/23
- 2024 Annual Assessments Due 1/01/24
- Annual Community Meeting 1/28/24

**Prevent Theft From Vehicles
This Holiday Season**

Take it
Hide it
Lock it



Avoid thefts at our parks, courts and at your homes by leaving nothing in your vehicles day or night.

A Message from the
PRESIDENT

Dear St. Charles Residents,

I take great pride in serving as your St. Charles Community Association Board President, and it is the responsibility of the Board of Directors to keep you informed about important developments in our community.

Over the last year, we have made several significant updates to the community amenities and have additional projects planned to continue to keep St. Charles updated and desirable. As residents of the St. Charles Community, we strive to keep the annual assessment as reasonable as possible. We did not increase the assessment in 2023. However, in light of our commitment to enhance our community facilities and ensure they meet the needs and expectations of our residents, we find it necessary to implement an increase in the annual assessment for 2024.

The St. Charles Board and staff have worked diligently to manage these improvement projects and the associated finances without the need for a special assessment. The increase for 2024 will support the expenses associated with the projects completed and the upcoming improvements and repairs still needed in our common areas.

These major projects have already benefitted our community:

St. Charles Pool House Renovation

The St. Charles Pool House was in need of significant upgrades to ensure it remains a safe, functional and enjoyable space for all residents. For those of you who have visited the pool facility these past months, you will know that the renovation included structural improvements and modernized amenities that will make our community attractive and desirable to homeowners for years to come.

St. Charles Pool Upgrades

Our community pool is a focal point of summertime activity, and we want to ensure that it continues to offer a high-quality and safe experience. Resurfacing of the pool was necessary and the updates to the tile and coping have modernized the pool.

Tennis Court Updates and Pickleball Court Addition

Recognizing the growing popularity of pickleball among residents, we converted one of the tennis courts into four pickleball courts and resurfaced the existing tennis court. It gives us all so much enjoyment to see the number of residents at play at the courts every day.

This increase to the annual assessment is necessary to fund essential projects and to maintain the overall value and appeal of our community. We have worked hard to minimize the impact on residents' budgets, while ensuring we have the necessary funds to manage the improvement projects for the community.

The annual assessment amount for 2024 will be \$525. This amount still keeps us in a comparable range with other nearby communities. Invoices will arrive in home in early December, along with details on payment options. We remain committed to providing efficient financial management of our community's resources while continuing to keep our community an appealing place to live.

If you have any questions or concerns about the upcoming annual assessment or any other community-related matters, please feel free to reach out to us at stcharleslr@hotmail.com. We are here to address your needs and ensure the best possible living experience in St. Charles. Your input and involvement are invaluable to us.

Thank you for your understanding and continued support as we work together to make St. Charles an even better place to call home.

Sincerely,

John Dugan

President, St. Charles Community Association



**December
YARD of the MONTH**
Best Holiday Yard Decorations
ALL NOMINATIONS DUE
DECEMBER 21st

With the holidays approaching, the December Yard of the Month nominations will be for the best holiday yard decorations. Send entries with address and photo to stcharleslr@hotmail.com by 12/21/23.

Remember, all Yard of the Month winners are entered into a drawing for a home improvement gift card awarded at the Annual Meeting. So have fun decorating and it could be your chance to win a great gift card!

**Luminaries on the
St. Thomas Loop**
Thursday, December 14th
6-8 pm

Join us for this annual holiday tradition and magical experience in St. Thomas.

We invite all residents to walk or drive past this beautiful display of luminaries.

**Come enjoy the St. Thomas Loop
luminaries for
ONE NIGHT ONLY:**

Thursday, December 14th

Sign up for Email News!

New & Current Residents

Help us get the latest news to you fast and convenient!

Send your name, email and address to:
stcharleslr@hotmail.com
to receive community news and updates.

We are working to minimize the number of printed newsletters sent and to use email for most communications.

Community news is also posted on the website at www.stcharleslr.com under News For Residents.

We have email groups for:

**General News
Tennis/Pickleball
Crime Watch**



Helpful Information:

Little Rock City Services 3-1-1
The 3-1-1 service is also online at:
<http://www.littlerock.org/CitizenServices/311-citizen-request.aspx>

Trash Pick-Up 888-2208

Animal Control 376-3067

NW Police Division 918-3500
(to report speeding & request patrols)

Non-Emergency Police 371-4829

POA Message Line: 224-1083

POA email: stcharleslr@hotmail.com

POA website: www.stcharleslr.com

Lighting Improvement District: 515-0041
stcharleslid@gmail.com

Please include light number on base of light pole.

St. Charles CrimeWatch: 516-0041

Heather Starnes stcharleslrwatch@hotmail.com

City of Little Rock: www.littlerock.org

LR Board of Director for St. Charles (Ward 5):
Lance Hines lancehines@me.com 371-4510

Court News

St. Charles Court gate code is available to residents in good standing (all fees paid) by sending an email to: stcharleslr@hotmail.com

Be sure to include your name and address as well. The code is not to be released to non-residents. Please place all trash in the trash cans at the courts. The courts close at 10 p.m. The light switch is located on the center pole. Turn the lights off when you depart. Protect all valuables.

Planning to make exterior improvements?



Exterior modifications to properties (such as fences, home additions, decks, and more) require approval from the Architectural Control Committee (ACC) **prior to beginning work.**

Visit stcharleslr.com for the ACC form and details on how to submit projects for approval. Please allow up to 30 days for review and approval.



St. Charles Community Association
P.O. Box 21664
Little Rock, Arkansas 72221-1664



COMMITTEE

VOLUNTEERS NEEDED!

Are you an enthusiastic, imaginative or creative person?

St. Charles Community Association is looking for volunteers to form a **social committee** to plan, coordinate and execute community events.

With the newly renovated pool house, there are so many great options for events. But, we depend on the support of volunteers to make these events happen.

Please consider offering your time and talent to our community by volunteering for the **Social Committee.**

Gather some friends and come help St. Charles continue to be a great place to live.

Interested residents should email their contact information and address to
stcharleslr@hotmail.com