



# St. Charles Community Association

St. Charles, St. Michael & St. Thomas

November 2024



## 2025 Annual Assessment

The St. Charles Community Association annual property owner's assessment will remain \$525—no increase—for the 2025 calendar year.

The assessment is mandatory and is due **January 1, 2025**. Please watch your mail in early December for your 2025 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.

Be sure to read the *Message from the President* on page 2 of the newsletter.



Love St. Charles	
Community Clean Up	11/9/24
Cookies & Cocoa with Santa	TBD
Yard of the Month Holiday	
Decorations Nominations Due	12/19/24
Luminaries on the Loop	12/19/24
2025 Annual Assessments Due	1/01/25
Annual Community Meeting	1/26/25



**Sunday, January 26, 2025**

**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.*

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,

Serving the St. Charles community as your president these past two years has been both an honor and a responsibility that I take very seriously. The board members and I are deeply committed to keeping our residents informed about important developments and ensuring that St. Charles remains a place where we are all proud to live.

As your neighbors and fellow residents, the members of the Board strive to make decisions that benefit our community while keeping the annual assessment as reasonable as possible. Balancing the financial responsibilities with the need to maintain and improve our community's amenities is always at the forefront of our discussions.

In 2023, we made several significant updates to our community amenities to keep St. Charles a desirable place to live. These projects included a renovation of the pool house, resurfacing the community pool, and making much-needed updates to our tennis and pickleball courts. I am pleased to report that we have continued to cover the costs of these improvements throughout 2024. Additionally, this year, we've made improvements to the gazebo, addressed drainage issues along the walking trails, and reinforced the walking bridge embankment to prevent erosion. A major infrastructure project we have been managing is the repair of a leak in the pond.

Our Board and the St. Charles staff have worked tirelessly to manage these projects with both care and financial prudence. Maintaining the appeal and functionality of our shared amenities is a key element in protecting and enhancing property values, and these investments are a critical part of that.

While completing these significant projects, we have worked hard to minimize the financial impact on residents. I am pleased to inform you that the annual assessment for 2025 will remain at \$525, the same as last year.

Invoices for the annual assessment will be mailed in early December, and details on payment options will be included for your convenience. We remain committed to maintaining efficient and responsible financial management, ensuring that St. Charles remains a desirable place to live for years to come.

If you have any questions or concerns, please don't hesitate to reach out to us at [stcharleslr@hotmail.com](mailto:stcharleslr@hotmail.com). Your feedback and involvement are vital to our continued success as a community.

Thank you for your 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

## Sign Up For Email News

Don't miss out on the latest updates in the community.



**Send your name, email and property address to [stcharleslr@hotmail.com](mailto:stcharleslr@hotmail.com) to sign up to receive community updates.**

This year we will continue to send most of the newsletters exclusively via email, so be sure to submit your information so you can keep up with the news in the community. Community news is also posted on the website at [stcharleslr.com](http://stcharleslr.com) under **News For Residents**.



**December  
YARD of the MONTH**  
*Best Holiday Yard Decorations*  
**ALL NOMINATIONS DUE**  
**DECEMBER 19th**

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 12/19/24.

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 19th**  
**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 19th**

*Food pantry items will be collected for  
Second Baptist Church.*

**Watch for news on the December  
Cookies & Cocoa with Santa event.**

**Saturday, November 9th**  
**8 AM—Noon**  
**St. Charles Park**

Meet for common area clean up. Questions?  
Send an email to [tdematti@yahoo.com](mailto:tdematti@yahoo.com)



**Thank you to all  
the National  
Night Out  
volunteers!**

Be sure to volunteer to work on this great event on October 7, 2025. This annual community-building event makes neighborhoods safer and more caring places to live.



## 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](mailto:stcharleslr@hotmail.com)

**POA website:** [www.stcharleslr.com](http://www.stcharleslr.com)

**Lighting Improvement District:** 515-0041  
[stcharleslid@gmail.com](mailto:stcharleslid@gmail.com)

Please include light number on base of light pole.

**St. Charles CrimeWatch:** 516-0041  
**Heather Starnes** [stcharleslrwatch@hotmail.com](mailto:stcharleslrwatch@hotmail.com)

**City of Little Rock:** [www.littlerock.org](http://www.littlerock.org)

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



## VOLUNTEERS NEEDED!

*Are you an enthusiastic, imaginative or creative person?*

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

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**.

Interested residents should email their contact information and address to  
[stcharleslr@hotmail.com](mailto:stcharleslr@hotmail.com)

## 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](http://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.

## 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](mailto: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.



Many thanks to this year's Trunk or Treat volunteers. Be sure to sign up to help for an even bigger event in 2025.

