



# St. Charles Community Association

## St. Charles, St. Michael & St. Thomas

November 2025



## 2026 Annual Assessment

The St. Charles Community Association annual property owner's assessment will be \$550 for the 2026 calendar year.

The assessment is mandatory and is due **January 1, 2026**. Please watch your mail in early December for your 2026 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.

## Upcoming EVENTS

Cocoa & Cookies with Santa	12/14/25
Luminaries on the Loop	12/18/25
Yard of the Month Holiday Decorations Nominations Due	12/19/25
2026 Annual Assessments Due	1/01/26
Annual Community Meeting	2/01/26

### Street Light Out? Report it!

Help keep St. Charles bright and safe! If a street light isn't working, **note the number on its base** and contact the St. Charles Lighting Improvement District:

501-515-0041 | [stcharleslid@gmail.com](mailto:stcharleslid@gmail.com)



**Sunday, February 1, 2026**

**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. Voting for board members takes place at this meeting.*



Get into the holiday spirit with a cozy afternoon of **cookie decorating, hot cocoa or cider**, and festive fun with **Santa and Mrs. Claus** themselves!

Bring the whole family for sweet treats, warm drinks, and magical memories.

**Sunday, December 14**

**2:00 – 4:00 PM**

**Terry Library – Meeting Room  
2015 Napa Valley Drive**

*A Message from the*  
**PRESIDENT**

Dear St. Charles Residents,

As your St. Charles Community Association Board President, I want to take a moment to thank you for your continued support and pride in our neighborhood. Our community—built in the late 1970s—has matured beautifully, but with that maturity comes the ongoing responsibility of maintaining and enhancing our shared spaces. The Board remains committed to ensuring St. Charles continues to be one of the most desirable neighborhoods in Little Rock, where our amenities and sense of community directly support the value of each of our homes.

Throughout 2025, we have made significant improvements to preserve, restore, and enhance the quality of life we all enjoy here. Among the many projects completed or underway this year are:

- **Major pond restoration and infrastructure repair**, including replacement of the submerged drain pipe and shoreline and levee work in conjunction with the pond refill.
- **Pond health management**, featuring ongoing water quality efforts, a new pond fountain for both beauty and circulation, and the first phase of fish restocking.
- **Tree and landscape improvements**, including removal of dead and pine beetle–infested trees between the two ponds, root and stump removal, cleanup of tornado damage, and creation of a gravel walking trail for easier resident access and enjoyment.
- **Entrance and signage repairs**, including redesigned landscaping at the Chenal entrance.
- **Amenity updates**, such as new lighting at the courts to meet the growing demand for evening play and an updated movie and sound system at the pool.
- **Pool infrastructure maintenance and life-extension work**, including identifying and repairing leaks, installing a new deck drainage system, replacing aging pipes and skimmers, and addressing concrete deck issues—all to ensure the pool remains safe, functional, and enjoyable for years to come.
- **Ongoing payments toward our recent pool house renovation**, which continues to serve as one of the community's most popular amenities.

All of these investments reflect our shared commitment to maintaining the beauty, functionality, and value of St. Charles. They also ensure that our common spaces continue to meet the needs and expectations of today's residents—creating a neighborhood we can all take pride in.

While the **annual assessment did not increase for 2025**, it will increase in **2026 to \$550**. This adjustment reflects the costs of these extensive projects, general cost-of-living increases, and our continued focus on maintaining the high standard of care that keeps St. Charles thriving. Even with this increase, our assessment remains comparable to similar neighborhoods with shared amenities.

Your Board is dedicated to using every dollar wisely, investing in projects that directly enhance our community's long-term appeal and property values. The improvements made over the past year—and those planned ahead—are what make St. Charles not just a place to live, but a place to truly enjoy.

As always, if you have questions or suggestions, we invite you to reach out at [stcharleslr@hotmail.com](mailto:stcharleslr@hotmail.com). Together, we will continue to strengthen our community and ensure that St. Charles remains one of the most welcoming and desirable neighborhoods in Little Rock.

Thank you for your continued trust and involvement in making St. Charles an exceptional place to call home.

Warm regards,

**Landon Eddleman**

President, St. Charles Community Association

# DECK THE HOUSE

Holiday Decorating Contest

## 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 [pieccourtney@gmail.com](mailto:pieccourtney@gmail.com) by 12/19/25.

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!

## Thank You for a Spooktacular Halloween!

A huge thank you to everyone who made this year's **Trunk or Treat and Haunted Trail** our best yet! From candy donations and creative car decorations to the eerie scenes and scares along the trail, every bit of effort made the night unforgettable for neighbors of all ages.



A special shout-out goes to **Sebastian Crabtree**, whose vision and countless hours of work brought the Haunted Trail to life — truly the highlight of the evening! We also extend heartfelt thanks to event leaders **Landon Eddleman** and **Judy Houser**, along with the many, many volunteers who lent their time, creativity, and energy. It was a night to remember!



## Luminaries on the St. Thomas Loop Thursday, December 18th 6-8 pm

Join us for this beloved holiday tradition and magical evening in St. Thomas!

Take a stroll or drive through the beautifully lit street and enjoy the warm glow of hundreds of luminaries.

Santa will be spreading cheer at St. Thomas Park, be sure to stop by and say hello.

We'll also be collecting nonperishable food items to benefit **Second Baptist Church's Food Pantry**—a wonderful way to share the holiday spirit with our community.





## 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.*

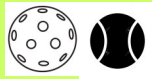
**City of Little Rock:** [www.littlerock.org](http://www.littlerock.org)

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



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

## 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.

## 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.



## What Is Love St. Charles?

*Love St. Charles* is our neighborhood's monthly volunteer workday — a chance for residents to come together and help keep our community looking its best.

Join your neighbors on the **second Saturday of each month** to lend a hand with cleanup, and other projects in our common areas. Come for a few hours or stay for the whole morning — every bit helps! It's also a great opportunity for students to earn **community service hours**.

Board Member **Tom Dematti** leads this group. Bring **work gloves, pruners, rakes, or chainsaws** if you have them. Questions? Email [tdematti@yahoo.com](mailto:tdematti@yahoo.com).

## Stay Connected!

Most St. Charles newsletters are now sent **by email only**. Send your **name, email, and property address** to [stcharleslr@hotmail.com](mailto:stcharleslr@hotmail.com) to stay up to date. You can also find news anytime at [stcharleslr.com](http://stcharleslr.com) under *News for Residents*.

