



MEADOWBROOK FARM CLARKSON ESTATES

Visit our subdivision's website at: www.mf-ce.com

February 10, 2020

Subdivision Items

Quarterly Meeting: The next meeting will be held, 7:30 PM Thursday April 23, 2020 at Chesterfield City Hall. We will discuss the board's policy for delinquent assessments, the growing deer population, document retention, annual garage sale and neighborhood indentures vs. city ordinances. We will also have an open floor session for homeowners. The Assessment for 2020 will be \$120 for the year. This is the same amount as 2019 and 2018. The assessment was \$115 for years 2012-2017.

Plant A Tree: We have continued to lose trees along the streets throughout the subdivision. One of the key characteristics of the neighborhood is our tree canopy. This past fall the Trustees applied to have Chesterfield install up to 15 new trees (a combination of London Planetree, American Elm, or Zelkova). This planting is still in process and will be completed in the spring 2020. Usually Chesterfield charges the homeowners \$100 for planting these trees. In this instance, the subdivision paid the \$100 fee on behalf of the subdivision.



In 2019, we had an oversubscription for the new tree program and the Trustees will be extending a commitment in 2020 to those remaining homeowners first. If you are still interested in having a tree planted please request to our e mail address trustee@MF-CE.com to be added to our waiting list, to have us and Chesterfield plant one of these trees. Homeowners will be required to maintain the trees per the Chesterfield guidelines.

Annual Garage Sale:

Mark your calendars, we are planning to have our 3rd annual SUBDIVISION GARAGE SALE for **Saturday, June 6, 2020**. We are continuing to define how we plan and market this event. Planning as a subdivision creates a critical mass which hopefully draws in more customers. If you are interested in volunteering to help in the planning and activities for another event, please reach out to us at trustee@MF-CE.com.

Home Maintenance: The Indentures were created to establish standards for our subdivision. We appreciate resident's cooperation and compliance with all Indenture matters.

Garage Doors and Mold on the Siding: We will continue to address both of these items with individual homeowners using both the indentures and Chesterfield's home maintenance ordinance to encourage repairs or replacement of the garage doors and to clean the siding. We may contract to have these homes power washed if necessary, with homeowner approval.

Home Improvement: If contemplating a change to the exterior of your home or property, please send us your completed home improvement application that can be found at <http://www.mf-ce.com/HomeImprovementApp.pdf>

Subdivision Concerns

While the Trustees make a review of the conditions within the subdivision, we cannot see all elements and issues that occur on a daily or monthly basis in the neighborhood. Please let us know about any safety issues or indenture infractions as soon as possible. There is an Issues Report on the website that you can use or please feel free to send us an email @ trustee@MF-CE.com.

Chesterfield Ordinances and Programs

- **Common Ground dumping:** Chesterfield prohibits dumping yard waste on any property including our common ground. Please report any dumping you observe to Chesterfield (636-537-4000). If it is on common ground the subdivision will have to file a complaint, but we need your eyewitness statements. Please email us at trustee@MF-CE.com.
- **Sidewalks:** **Please do not block sidewalks with your vehicles at any time, day or night.** This is a Chesterfield City ordinance. Forcing those with special needs, walkers, joggers, and bikers to walk around your vehicle creates a liability and safety hazard.
- **Trash Can Storage:** Chesterfield requires that all trash cans be stored in a manner that they are out of view from the streets either in the back of the house, behind a privacy screen on the side or inside the garage. They must be removed from the street within 24hrs from pickup.
- **RV Parking RV:** parking (including travel trailers, motor homes, boats, jet skis and trailers used to transport RVs) is restricted by our neighborhood indentures and is a Chesterfield ordinance. Please refer to both policies if you plan to park these temporarily on your driveway or street.
- **Solicitations:** Solicitation in Chesterfield is legal only if solicitors have a permit from City Hall. Always ask to see the permit. (1-page on city letterhead, with raised city seal). Report any non-permitted activities to the

police at 636-537-3000. Also “No Solicitors, No Peddlers” stickers are available for free at City Hall.

- **Diseased or damaged trees:** If any trees between the sidewalk and the curb (i.e. street tree) look like they are dying, please notify the City of Chesterfield. They will trim or remove if required. It is the associations policy to allow for any common ground trees to decay naturally.

Common Ground

Common Ground: Common Ground is held in Trust for the subdivision and the Trustees have been granted responsibility for its care and maintenance. The subdivision holds in trust over 68 acres, including 19 cul-de-sacs, walking paths, large grass areas, small park areas, and wooded areas. In most cases the common ground is deemed a “Native Habit” as this provides buffers between a homeowner’s property, other subdivisions, utility right of ways and streets. In some areas we maintain the landscaping, paths and benches, park areas, provide grass cutting, cut trees, mulch shrub beds, for the enjoyment of all. This is one of the largest expenses for the subdivision

Homeowners are not permitted to cut, prune, fertilize, apply herbicides, trim trees, shrubs, or other vegetation in the common ground. Planting of shrubs, trees, ground cover, discard of landscape waste, storage of personal items or otherwise altering the condition of the common ground is not permitted. Any variation to these guidelines will require the express written permission of the Trustees prior to any changes and will be reviewed on a case by case basis.

As the common ground is constantly changing, we have established some guidelines on how the subdivision deals with common occurrences.

Tree Trimming and Removal:

- We do not remove live trees on common ground.
- Trees that fall in wooded area of the common ground are left to decay naturally.
- Trees that fall naturally are the responsibility of the owner of the property onto which the tree falls. That is, if a tree from the common ground falls onto an adjacent property, the owner of the adjacent property is responsible for removing the portion of the fallen tree located on their property. The owner is also solely responsible for any damage caused by the fallen tree to their property, such as damage to a fence or other structures.
- Trees that die or fall on common ground within, grass areas will be cut to allow the grass area to be cut.
- Homeowners should not plant any trees on common ground without Trustee permission as this may incur future maintenance obligations for the subdivision.

Grass Cutting by subdivision:

- We will only cut grass on property owned by the subdivision.
- Grass area needs to reach out and touch a street with clear access to the area to be cut.
- Common ground where the grass area provides a buffer between homeowners.

- Grass areas should be open and accessible for the common enjoyment of all residents.
- Resident usage of the grass area will be considered.

We continue to look at all areas of the subdivision. While we try to follow these guidelines, each case is reviewed individually.

Please do not discard yard waste or other materials on Common Ground. If you or your children use the Common Areas, please make sure you take out anything that you bring onto it.

ENJOY AND USE THE COMMON GROUND. IT HELPS MAKE OUR SUBDIVISION SPECIAL.

You can view your property as well as all common ground within the subdivision via a St. Louis County website.

<http://maps.stlouisco.com/propertyview/>

Subdivision Contacts

Communication You may contact us by E-mail or US mail. Please remember that board members are volunteers and may not respond immediately. E-mail is the quickest form of communication as we only check the US mail only every 7 to 10 business days and this timing will cause a delay in a response.

Website: www.mf-ce.com containing news, meetings, Home Improvement Request forms, Issue Reports form etc.

Trustee E-mail: trustee@MF-CE.com

Resident E-mail Distribution List: We use this email list to send out important time sensitive information to our residents. **To join**, send an email message with your name, address and email address to: trustee@MF-CE.com

Trustee U.S. mail.

Meadowbrook Farm / Clarkson Estates, Board of Trustees,
P.O. Box 6781

Chesterfield, MO 63006-6781

Trustee Meetings: The upcoming HOA meetings will be on **February 20, 2020, April 23, 2020, July 23, 2020 and October 22, 2020**. Any additional meetings will be posted on Website if required. Meetings start at 7:30 pm. The current location is the Chesterfield City Hall; changes will be posted on www.mf-ce.com

Trustees: Please *communicate via e mail or US Mail only* at: trustee@MF-CE.com

Scott Eiler - President (Oct 2020)

Kristin Abraham - Secretary (Oct 2020)

Tracy Thrasher (Oct 2021)

Kevin Pfarr (Oct 2022)

Bill Thanner (Oct 2022)