



Gotta have em ! . .

But can't get em

TRUSTEES!

WHAT? **Our annual meeting**

WHEN? **Wednesday, October 27, 2021 @ 7:30pm**

WHERE? **Chesterfield City Hall,
690 Chesterfield Parkway West**

Your participation is the one thing that ensures the future of our neighborhood!

Our Indenture is the framework that ensures equitable distribution and financial responsibility through the assessment. It supports property values through appearance and maintenance standards and protects our valuable common ground as a shared asset.

Our neighborhood needs you. It requires people who are willing to commit their time, ideas, and expertise as part of a group of 5 people who endeavor to execute the Subdivision's business in a thoughtful, conscientious, and timely manner.

Nature, Kids & Common Ground

Common Ground Usage: Common ground is held in trust for the subdivision and the Trustees have the 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 an enviable amount of wooded land. In most cases the common ground wooded areas are allowed to resort to a "native habit". This means when a tree falls, it is allowed to decay naturally. Only trees that fall in open grassy areas or are dead and present danger to a homeowners' property or to people are cut down. In some areas we maintain the landscaping, paths and benches, park areas, provide grass cutting, tree trimming, and mulch shrub beds, for the enjoyment of all. This is one of the largest expenses for the subdivision.

It has been a **very expensive** year for tree cutting. As our forested areas age the trees succumb to erosion, deer damage, choking vines, and human damage.

This year a fort was constructed in the woods bordered by the common ground on Rose Gate Lane and the large grassy area behind Parasol and Fairway Bend. Upon further investigation of the area, we found bamboo huts and 3-foot-deep pit covered with bamboo. We attempted to ascertain who the children and/or their parents were and notify them about the dangers created to others and themselves to no avail. Unfortunately, the subdivision will now incur expenses to fill the hole to prevent injury.

There are other areas of common ground where homeowners have constructed tree houses, platforms, and a zip line. Wood steps were nailed to the trees to form ladders to access these features. All these types of structures not only damage our natural habitats, but they also create a liability for the subdivision if someone is injured, especially if the injured party is a child. Please understand that the subdivision will likely be named in a lawsuit if this were to occur. Our assessment fee would likely increase to cover costs to hire attorneys for a lawsuit. Reminder, the common ground is for all homeowner's enjoyment but not to be modified to create play areas for children that could result in additional liability for the subdivision.

Finances

The trustees are tasked by the Indenture with setting and collecting the annual assessment. Each homeowner shares an equal burden in maintenance and necessary services for the Subdivision. These services include the electric bill for streetlights, water for park sprinklers, mowing for common areas, repairs due to vandalism, as well as wind and weather. Most of our 589 homeowners have paid in full, although there are outstanding assessments in excess of \$20,000. After multiple notifications and discussions, the decision was made to take further legal action. The attorney used by City and Village was asked to send demand letters, on behalf of the Subdivision, to homeowners who are in arrears more than three years. Upon receipt, the homeowner has 30 days to pay the past due amount. If payment is not forthcoming, the attorney will move forward to court on our behalf to obtain a judgement for the amount owed plus court costs and attorney fees. Upon receipt of judgement, most methods of settling a debt may be used including garnishment of wages and sale of assets.

Article VI

Reminder that per the indentures, lot owners shall maintain their home in good appearance:

No lot owner....shall maintain or allow a nuisance:

There have been complaints regarding unmaintained garage doors, trailers, trashcans, above-ground pools, and a parked cab of an 18-wheeler in the subdivision.



Contacts

Trustees:

Kevin Pfarr - President - (Expires Oct 2022)
Scott Eiler* - Treasurer - (Expires Oct 2023)
2043 Meadowbrook Way, (636) 537-3310
Linda Walp* - (Expires Oct 2023)
Open Position - (Expires Oct. 2022)
Open Position - (Expires Oct 2021)

* Appointed by the board through Oct 2021.

Communication should be by e-mail or US mail. As board members are all volunteers, responses will be answered as soon as possible. E-mail is the fastest as we check US mail only every 7 to 10 days.

Website: <http://www.mf-ce.com> - Check the website for news, past meetings minutes, home improvement request forms, issue reports etc.

Trustee e-mail: trustee@mf-ce.com - Submit questions, find who to call, submit home improvement request forms, or submit neighborhood issue reports, etc.

Board of Trustee U.S. mail: Home improvement request form or neighborhood issues form can be downloaded from the website and mailed to:

Meadowbrook Farm / Clarkson Estates
Board of Trustees
PO Box 6781
Chesterfield, MO 63006-6781

Or scan the report and e-mail to: trustee@mf-ce.com

Resident E-mail Distribution List: We use this email list to send important information to our residents. To join, send an email with your name and address to: trustee@mf-ce.com

Chesterfield Ordinances & Programs

- **Common Ground Dumping** - Chesterfield prohibits dumping yard waste on any property including our common ground. Please report any dumping you observe to us and to Chesterfield. If it is on common ground the subdivision will have to file a complaint, but we need your eyewitness statements.
- **Yard Waste** - As you rake fall leaves and prune your trees and bushes, call and schedule Republic Services (636-947-5959) to pick up your yard waste, and tree trimmings.
- **RV Parking** - We all enjoy a little rest and relaxation but remember parking travel trailers, motor homes, boats, jet skis, and trailers in the neighborhood is restricted by Chesterfield ordinance and the neighborhood indentures.
- **Solicitation** - Solicitation is legal within Chesterfield only if solicitors have a permit from City Hall. Always ask to see the permit which is on Chesterfield City Hall 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.
- **Trees in the Parkway** - Contact Chesterfield when a tree in your parkway, between the sidewalk and the curb (aka street tree), is diseased or damaged. The city will trim or remove, if required, at no cost to the homeowner.
- **Tree Planting** - If you have lost a in the parkway, between the curb and sidewalk (aka street tree), Chesterfield has a program for tree replacement. The cost for the homeowner is \$100 and the city will cover the rest. Scheduled plantings are in the spring or fall. See Chesterfield's Residential Street Tree Program on their website for more details: <http://www.chesterfield.mo.us>
- **You can view your property as well as all common ground within the subdivision on the St. Louis County website** <http://maps.stlouisco.com/propertyview>

Trustee meetings:

Wednesday, October 27, 2021 (Annual Meeting)

Thursday, January 20, 2022

Thursday, April 21, 2022

Thursday, July 22, 2022

Thursday, October 27, 2022

Changes or additional meetings will be posted on the website if required. Meetings start at 7:30 pm, the current location is the Chesterfield City Hall.