



**MEADOWBROOK FARM
CLARKSON ESTATES**

Visit our website at www.mf-ce.com

January, 2022

Open Trustee Position: There is an open trustee position. If you are interested you may contact the Board via email and, as authorized by the Indenture, the Board can fill the open position until the next Annual meeting in October.

Subdivision Items

Annual Meeting: The Annual meeting was held October 27, 2021, at Chesterfield City Hall at 7:30pm. The agenda included discussion of the budget, appointment of a trustee, dead tree removal, deer hunting, and common ground.

Street Lights: All the street lights within our neighborhood are maintained by Ameren MO. Contact Ameren at 314-342-1000 when a light is no longer working, or the light pole needs maintenance. The pole number and location are necessary when reporting a problem to Ameren MO.

Indenture Items: The Indenture was created to set standards for our subdivision. Compliance with these standards assures that your property values remain high and that our subdivision is a desirable place to live. Everyone benefits from everyone complying to these standards.

Pools: Indenture article VI-9 states that there shall be no above-ground pools erected, replaced, or maintained.

Sheds: Indenture article VI-10 states no sheds may be built or maintained on any property.

Property Appearance: Indenture article VI-4 requires that we “maintain our homes in good condition and appearance”. This includes mildew or mold on siding (front and sides), dead trees, bags of mulch, dirt, etc. stored on the sides of homes, storing of plastic trash or leaf cans on the side of homes and garage doors that need to be painted or replaced. None of these should be visible to the passer-by. Remember, we all have garages and basements.

Home Improvement: Indenture article IV-5 states if considering outside changes to your property, be sure to submit a Home Property Improvement Application available at: www.mf-ce.com

Subdivision Concerns

While the trustees review the conditions within the subdivision, we can't see everything. Please let us know about any safety or indenture infractions. There is an Issue Report on the website you can use or just email the board.

Chesterfield Ordinances & Programs

Common Ground Dumping: Chesterfield prohibits dumping any yard waste in the common ground. Please email the Board if you see a violation. **Also, there is no building of any type of structures on or altering of common ground.**

Unfortunately, assessment funds will be used next year to rectify two such incidents.

Trash and Recycle Containers: Trash and recycle containers can only be in site after 6pm the evening before pickup. Additionally, if you have a privacy screen to conceal your trash and/or recycle cans, the screen must NOT be in front of your building line.

RV Parking: RV parking (including travel trailers, motor homes, boats, jet skis and all trailers) is restricted within Chesterfield by ordinance, as well as the subdivision Indenture.

Solicitation in Chesterfield: Solicitation is legal only if solicitors have a permit from City Hall. Always ask to see the permit. It is a single page on city letterhead with a raised city seal. Report any non-permitted activities to the police at 636-537-3000. Also, free “No Solicitors, No Peddlers” stickers are available from City Hall.

Diseased or Damaged Trees: If you have a tree between the sidewalk and the curb (aka street tree) that is dead, diseased or with hanging limbs, notify Chesterfield for a remedy. Someone will come out to assess the situation. The homeowner needs to call the city at 636-537-4000.

Street tree planting: Chesterfield is very proud of its tree-lined streets. Chesterfield has a program for street tree replacement. The homeowner pays \$100 per tree. This planting is done in the spring and the fall. See the Chesterfield website for the Residential Street Tree Program at: www.chesterfield.mo.us/

Common Ground

The common ground is held in Trust for the subdivision and the Trustees have been granted responsibility for its care and maintenance. This is over 68 acres, including 19 cul-de-sacs, walking paths, large and small park areas, and wooded areas.

Some of the common ground is allowed to be natural, while the rest is maintained by the subdivision. This includes the landscaping, the paths and benches, and the park areas. The subdivision cuts the grass, cuts trees and mulches shrub beds. This is one of our largest expenses. Homeowners are not allowed to alter the common ground unless given prior, written permission by the trustees. Each case will be reviewed separately.

Some general guidelines concerning common ground are:

Trees:

We do not remove live trees.

Trees that fall in wooded areas are left to decay naturally. Common ground trees that fall naturally are the responsibility of the property owner onto which the tree falls. The homeowner is responsible for the removal of the portion of the tree that falls on their property. The homeowner is also solely responsible for any damage caused by a fallen tree to their property, such as damage to a fence or other structures.

Trees that die or fall on common ground within grassy areas will be cut up and removed to allow the mowing of the grassy area.

Homeowners should not plant any trees or shrubs on common ground without trustee written permission as this may incur future maintenance obligations for the subdivision.

Grass cutting by subdivision:

Only grass owned by the subdivision will be mowed.

Grassy common areas should be open and accessible for the common enjoyment of all residents. **However, when using the common areas, please be sure to stay off adjacent private property.**

Subdivision Contacts

Communication: should be by e-mail or US mail.

As Board members are volunteers' responses will be made as soon as possible. E-mail is faster. The US mail is checked only weekly.

Website: www.mf-ce.com This is the subdivision website which contains news, meeting dates, Home Improvement Request forms, Issue Reports, etc.

Trustee email: trustee@mf-ce.com to submit questions or concerns, find out who to call, to submit Home Improvement Request forms or Issue Reports, etc.

Trustee US Mailing address: Home Improvement Request forms or Issue Reports forms 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 email to: trustee@mf-ce.com

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

Trustees:

Kevin Pfarr, President
Linda Walp, Treasurer
Carol Fine, Secretary
Lisa Monachella

Tentative 2022 meeting dates

Please note: These are tentative dates. Chesterfield now has a policy that meetings at City Hall cannot be scheduled more than 3 months in advance. The following are our target dates:

Thursday, January 27, 2022

Thursday, April 28, 2022

Thursday, July 28, 2022

Thursday, October 27, 2022 (annual meeting)

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