



### WELCOME! NEW HOMEOWNERS

During the last year we had 21 new families move into the subdivision. We are glad you chose Meadowbrook Farm/Clarkson Estates. Welcome Packets have been personally delivered to our new residents.

### DID YOU KNOW...

- ❖ Pet owners are required by law to pick up after their pets? This includes the mowed common ground areas and parks.
- ❖ Golf carts are not allowed on Chesterfield subdivision streets?
- ❖ Anyone can report a streetlight that is out? Just call Ameren at 314-342-1111 Monday – Friday
- ❖ Nothing should be visibly stored on the sides of our homes? This includes trash cans, flowerpots, scrap wood, bags of mulch and soil, wheelbarrows ladders, and outdoor recreational equipment.
- ❖ RVs, campers, boats, trailers and commercial vehicles cannot be parked in the street or in view overnight?
- ❖ Lot owners cannot erect or maintain outbuildings or sheds in our subdivision?

### CONTACT YOUR BOARD OF TRUSTEES

Email: [trustee@mf-ce.com](mailto:trustee@mf-ce.com)

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

### INCREASE IN YEARLY ASSESSMENT

We went over our budget this year. Most of our subdivision services have increased in price. There are improvements needed but no budget for them. Homeowners at HOA meetings have asked for an increase often. For these reasons, the assessment has been raised for the first time in many years.

### 2022 HOME IMPROVEMENT APPLICATIONS

Homeowners have been making exterior improvements to their property this year.

The Board of Trustees has approved:  
3 new fences  
3 replacement fences  
2 retaining walls  
2 replacement concrete patios  
3 replacement driveways  
2 replacement decks  
1 rooftop solar panels  
1 replacement front porch  
1 inground pool

Currently there are 2 decks and 1 fence under consideration.

Also, there have been several homes that have been fully redone inside and have been sold during 2022.

### ARE YOU PLANNING AN EXTERIOR PROJECT?

Any exterior alteration must first be approved by the Board of Trustees. The application and instructions can be found on the website: [mf-ce.com](http://mf-ce.com)

Then email or mail the required information to the trustees.

### WELCOME! NEW TRUSTEES

Welcome to our 2 new trustees: Steve Orlich from Country Field and John Thompson from Kempwood. They were elected to the HOA Board at the annual October meeting.

We now have a full 5-member board of trustees. They are Linda Walp, Lisa Monachella, Carol Fine, John Thompson and Steve Orlich.

### PROPOSED 2023 HOA MEETING DATES

The proposed dates for the 2023 Homeowners' meetings are:

- Thursday, Jan. 26
- Thursday, April 27
- Thursday, July 27
- Thursday, Oct. 26 (annual meeting)

Please check the subdivision website ([mf-ce.com](http://mf-ce.com)) for any change in these dates. Meetings are at 7:30 at Chesterfield City Hall. Please join us.

### NOTICE FROM CHESTERFIELD

We have been notified that sometime between December and February Chesterfield has contracted with STL Sealing and Striping to clean and seal our pavement joints and cracks. This will include the joints between the driveways and curbs. This is done every 5-7 years. A hot poured rubberized sealant will be used. There will be no road closures but signs and barrels will be used around the work area. Please use care when driving through these work zones.

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**Meadowbrook Farms / Clarkson Estates Board of Trustees**

PO Box 6781  
Chesterfield, MO 63006-6781  
trustee@mf-ce.com

January 2023

Dear Meadowbrook Farms/Clarkson Estates Homeowner,

Enclosed with this newsletter is the invoice for your 2023 Subdivision Assessment. At the Subdivision public meeting on July 28, 2022, discussion of the subdivision's finances was held, after which the homeowners in attendance unanimously approved the 2023 raise in assessment reflected in this bill. Since this is the first substantial increase in a long while, we wish to reassure homeowners not in attendance why this increase was necessary.

Since 2012, the Board of Trustees held the assessment steady at \$115 or \$120. We've all felt how 2022's inflation has hit us at the hardware store, on our utility bills, etc. It's a magnified demonstration of how inflation eats away at buying power over time. Imagine going 10 or 11 years with NO salary raise or Social Security Cost of Living Adjustment. That's what the Subdivision has done. One of our largest expenses, for example, is our electric bill, which has jumped 33% from 2012 to today - with no extra income to help pay.

Over these years, Boards have been doing what anyone would do when their budget is effectively tightening. We've pursued debts from past-due assessments. We've sought low bids for contracted work. We've reduced maintenance to the bare minimum necessary and pushed everything else off until it hurts. We've had to access (and thereby reduce) cash reserves simply to keep the lights on...literally!

It's important for us to convey that while the increase in the 2023 Assessment is more than any of us would like, it is based on a forecast of the minimum necessary for keeping the Subdivision's red ink under control. We'll continue to operate with our belts tightened. If we must start catching up on our list of postponed "to-dos", or encounter extraordinary expenses, additional measures may be needed.

With this background, we hope you will support the Subdivision with prompt payment of the attached invoice. As always, we welcome homeowner feedback. An e-mail to [trustee@mf-ce.com](mailto:trustee@mf-ce.com) will be read by all Board members. Better yet, we hope to see you at the next public Board meeting, scheduled for January 26, 2023.

Yours sincerely,

**The Meadowbrook Farms / Clarkson Estates Board of Trustees**