



**MEADOWBROOK FARM
CLARKSON ESTATES**

Visit our website at www.mf-ce.com

Newsletter October 2023

WELCOME NEW HOMEOWNERS!

Since the beginning of the year we had **23 new families** move into the subdivision. We are glad you chose Meadowbrook Farm/Clarkson Estates. Welcome to the neighborhood.

FALL IS COMING...

And that means all our trees' leaves will be falling. Please be a good neighbor by keeping up with the leaves in your yard and the street in front of your lot. This will reduce the amount of leaves being blown around the subdivision. Also remember, we have many Oak trees that drop their leaves late. Remember that the leaves that fall onto your property from common ground trees cannot be blown or raked into the common ground per Chesterfield ordinance.

VOLUNTEERS NEEDED: We currently do not have the budget for leaf removal from the parks, the 8 monuments and 18 islands. The trustees are looking for some volunteers who would help rake and bag these areas throughout the leaf season. Any type of commitment would be greatly appreciated. Please consider helping and email the trustees at: trustee@mf-ce.com.

INCREASE IN YEARLY ASSESSMENT

We went over our budget again this year. The association is still not breaking even. There are improvements needed but still no budget for them. Homeowners at the July HOA meeting have asked for an increase again to get the association up where it needs to be. For this reason and more, the assessment will be raised again. We ask you to read the letter accompanying this newsletter for more information.

NATIONAL NIGHT OUT DRAWS A CROWD

On August 1, the MF/CE Board of Trustees organized our neighborhood get-together for National Night Out. Attendance was strong: families completely filled the park at the corner of Parasol and Country Ridge. Everyone was entertained by an evening of socializing with neighbors (new and old). Children played games while adults watched and chatted. Folks enjoyed popsicles and the various desserts brought by attendees. Representatives of the Chesterfield Police Department and Monarch Fire District arrived to talk with people and give out badges and helmets to the children.

The Board helped with organizing, but it was neighborhood volunteers who really made it all happen: designing, making and distributing flyers and signs; planning activities; coordinating with Chesterfield police. A big "Thank You!" to the volunteers behind it all.

The big turnout for this neighborhood party suggests to us that there's a real

appetite for occasional events like this. If you are interested in helping in the future, please send an email with your name and address (subject: Volunteer) to john.thompson@mf-ce.com. You will not be obligating yourself to anything - we will just check with you when opportunities arise.

CURB APPEAL

Before we all go inside for the winter, let's take a look at our yards.

- Does my mailbox and post need some work (rust removal, paint or straightening)?
- Do I still have unused bags of mulch or topsoil sitting in the yard rather than in the garage?
- Do I have flower pots that also need to be in the garage?
- Do I have mold on my house's siding?
- Do my bedding areas need one last weeding?
- Is my vegetable garden cleaned up and not overgrown?
- Are there weeds and grass thriving in my driveway cracks?
- Do I have tree or bush debris lying in the yard?
- Am I leaving any type of plastic trash cans visible except on pick up days?



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CHESTERFIELD ORDINANCE REMINDERS

*It is a Code violation to dump anything in our common ground. Specifically, it is a criminal offense to dump anything in the common ground MSD creeks.

*Holiday lights are permissible from November 15 through January 25.

*There is no dumping of gravel, mulch, etc. in the street by homeowners, contractors or material suppliers. Please use your driveway.

*If you are replacing your driveway to include the sidewalk and/or the apron, the homeowner must first receive a Special Use Permit from the Chesterfield Dept. Of Public Works. 636.537.4762

*If you or your contractor is having any type of dumpster (roll off container) including one from Republic Services placed in your driveway, the homeowner must first obtain approval by submitting a Municipal Zoning Application (MZA) to the Dept. of Planning. 636.537.4733. There is a 30 day limit for the dumpster to be in your driveway.

*Homeowners may plant a tree in the Right of Way (area between the sidewalk and the street) but must get a Special Use Permit (SUP) from the City and choose a tree from the approved list of street trees. Contact Public Works at 636.537.4762.

*Tree and bush debris may be on a lot no longer than 14 days.

*Pets must be leashed and please pick up after them.

*Any cans used for trash, recycling or yard waste can only be visible from 5 pm the day before pickup and midnight the day of pickup. Let's not leave our cans out until Wednesday or Friday.

WELCOME NEW TRUSTEE

Steve Orlich unexpectedly had to resign. Thank you to Mark Stolzenburg for volunteering to take over until the October election. Mark has experience on the board including being President.

CONTACT YOUR BOARD OF TRUSTEES

Email: trustee@mf-ce.com

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

NEW SERVICE FOR HOMEOWNERS - SIGN UP!

This summer, the Board of Trustees launched a new Resident Email List. The purpose is to expand Board communication with residents in a cost-effective manner. This service

- allows us to publish a new, more frequent and dynamic E-Newsletter;
- provides an opportunity to expand awareness of subdivision events and news, share interesting information, and present Trustees' perspectives on issues of interest;

- (equally importantly) offers a means for us to ask for your perspective on how we govern the subdivision going forward.

We have already used the list for the first two purposes, and anticipate conducting our first homeowner survey soon.

The Email Newsletter and emails are offered as an additional service to MF/CE residents. For the foreseeable future, we will continue to send our traditional January and October newsletters, invoices, etc. via USPS.

This is an opt-in service. To participate (and we really hope you will!), just send an email to Trustee@mf-ce.com; please enter a subject of "Email List" and include your name, street address (for confirmation) and preferred email address.