



# Spring 2024 Newsletter

## Message from the President

I want to make you aware that your five board members have been spending a monumental amount of time preparing for this year. In addition to the usual day to day tasks (greeting new residents, processing Home Improvement Applications, taking care of common ground issues, making the budget and paying the bills and addressing homeowner issues), your board has been gathering your opinions and concerns and is using that info to form committees of residents to make our neighborhood even better. This year we are focusing on three major committees: one for common ground, one for Indenture, rules and Home Improvement Application revision, and one for social events. If you would still like to look into serving on a committee, please email us. Committee startup meetings will be planned in the near future. We look forward to your ideas and help in these endeavors.

Sincerely, Carol Fine  
President

### Not sure if your project needs a HPIA?

Better to ask than guess. Email questions to us at [trustee@mf-ce.com](mailto:trustee@mf-ce.com). We are happy to help! Submitting needed HPIAs helps avoid disputes with unhappy neighbors and besides, per the subdivision indentures we all live by, HPIAs are generally mandatory for any material alteration of appearance or erecting of a deck, fence, pool, etc.



### DID YOU SEE?

In the February 21st edition of the West Magazine, Cathy Lenny wrote a wonderful article on Darcy Capstick. Darcy is one of the residents in Meadowbrook Farms. For 33 years, Darcy was the chair of the Chesterfield Citizens Environmental Advisory Committee (CCEA). Darcy has decided to retire. Last year, Darcy and volunteers from the CCEA spoke at one of our meetings on the activities they sponsor for Chesterfield. It has been under her leadership that the CCEA has received numerous grants. Darcy on occasion has provided guidance to the trustees of Meadowbrook Farms. We highly recommend read the article when you have a chance: [Environmentalism steps down after 33 years of education, conservation in Chesterfield | Chesterfield | westnewsmagazine.com](#).

Thank you Darcy for all you have done for Chesterfield. It is truly appreciated!



### Attention!!!

The next subdivision meeting is Thursday April 25 at 7pm. Please put this on your calendar. Your attendance is appreciated.

### ***"Chesterfield Easter Egg Hunt"***

Chesterfield will be hosting the third annual Egg Hunt on Saturday March 23! There will be thousands of eggs ready for the big hunt. The Bunny will be making an appearance along with crafts and many more activities. Hope you can make it and do not forget your basket.



### Spring Common Ground Spruce Ups Underway



The first of four MF/CE Spring Spruce Ups was held March 9th. A big "Thank You!" to all the volunteers who made this a success. Together, we traversed the wooded common grounds on Long Gate Court collecting trash and cutting down honeysuckle. The results have inspired the Board into giving greater attention to honeysuckle management in the future.

Our remaining three Spring Spruce Ups will be held March 23 (meet at 2131 Parasol Dr.), April 2 (15555 Country Ridge) and April 16 (15204 Country Ridge, parking on Golden Rain); start time is always 1:00pm. Look for the sign with the big yellow arrow. We hope to see even more of you at these!

### New meeting time and procedure starting in 2024

Our January meeting this year was bumped up and commenced at 7pm. We were glad to see homeowners in attendance. There was great discussion around how money was going to be spent in 2024 and how the Board and Association can better communicate. While we bumped up the meeting time, the meeting did not adjourn until 9pm. The Board appreciates everyone's time and input. One thing that was mentioned was how the meeting minutes are handled. Historically, meeting minutes were reviewed and approved at the following meeting. The Board researched the indentures regarding this practice. The indentures provide no specific guidance on how meeting minutes are to be handled. Therefore, in an effort to provide better communication, the four trustees outside of the secretary, will review and approve the meeting minutes so they can be posted to the website sooner. You can see the January 2024 minutes here: [January Meeting Minutes](#).

### We asked for your opinion!!!!

Thank you to all who participated in the first electronic survey sent out by the Board. Survey invitations were sent to all then-130 members of our nascent MF/CE Email List. 61 responses were received – a 46.9% participation rate. We're trying to encourage neighborhood engagement, so of course we'd like to see all three numbers higher in the future. But it's an outstanding starting place, and it already represents greater homeowner involvement in direction and management of the subdivision than at any time in the memory of current Board members. So, how is the Board going to use this information? Primarily as a challenge or check to our preconceptions. Also, as an aid to help us know when we may need to explain our decisions or actions more fully. This will be a tremendous help in pointing the Board in a direction homeowners want to see. [Survey Results](#)



### Help Us Spread the Word

The MF/CE is always looking for ways to expand our email list membership. Right now, we have over 20% of subdivision addresses, but we can't use it as a primary mode of subdivision-wide communications until coverage is much higher. This is where we're asking for your help.

Please mention our email list to neighbors who might not be on it yet. Let them know they are being left out of additional subdivision news, and losing out on opportunities to offer their opinions to the Board. Hopefully, you can share your endorsement of the Board's outreach efforts with them. Let them know that we just need them to send an email request (to [trustee@mf-ce.com](mailto:trustee@mf-ce.com)) to be added. Thanks so much for helping us serve you better!

### DID YOU KNOW...

Chesterfield has an ordinance about yard waste? Per Ordinance 385, you are prohibited from dumping yard waste onto common ground. If you find yourself overhauling your landscaping this spring, please utilize curbside yard waste pick up provided by Republic Services. Please see [Yard Waste & Debris Removal | Republic Services](#).





**Did You Know** ?

An MF/CE house was once won in a raffle?

One of the first houses in the subdivision, at 2157 Golden Rain, was originally donated by Kemp Builders for a fundraiser for C.A.M.E.L.O.T., a charity that supported the Fine Arts in the St. Louis area. The CAMELOT House, as it was called, was fashionably furnished by an interior design firm and then raffled off as the crowning point of C.A.M.E.L.O.T.'s annual fundraising event.

We're not sure who won the raffle or what happened next, but some MF/CE long-timers tell us they think the raffle winner may have chosen to sell the house rather than move in.

**everyday/thursday**

ST. LOUIS POST-DISPATCH  
OCTOBER 6, 1972



Mrs. Leah Collins models a party set donated by Sals Fifth Avenue. She is arranging the tableware, donated by Gladys Ingalls. The picture was taken and captioned by the CAMELOT House.



Chuck Rice, 8 years old, plays with a board game donated by a long-term member to Mr. and Mrs. John C. Silvers.



John Carl, who is donating a concentrated motor program, stands next to a Jaguar from Continental Cars. Continental Cars is donating the use of a Jaguar for one month. The CAMELOT house is in the background.



Mrs. and Mr. Louise Ely in the living room of the house. Mrs. Ely is wearing a dress donated by James A. Birt.

**CAMELOT House**

THE POST-DISPATCH is holding an auction of the CAMELOT House, 2157 Golden Rain, on Oct. 14. The house is in the Meadowbrook Farm subdivision, on Baxter Road, north of Clayton Road. The interior design is by R. James Ferguson of Bark Building and Equipment Corp. of America. The house is open to the public daily and bids for it, furnished and unfurnished, are being accepted at the house and at the CAMELOT office, 807 North Grand Boulevard. Bids also are being accepted for individual rooms of furniture. There are 600 bids to be accepted in two opportunities, the first at CAMELOT's regular scheduled auction on OCTOBER 14, 1972. The auction benefits the more than 100 member agencies of the Arts and Education Council of Greater St. Louis. CAMELOT is sponsored by Famous-Barr Co.

Post-Dispatch Photos by MICHAEL J. BALDRIDGE

# CAMELOT House For Sale — Furnished

For the fifth consecutive year, the major offering at the CAMELOT auction in the fall will be a new house.

The house will be in the new Kemp Homes development, Meadowbrook Farm, CAMELOT's sponsors said today. The house was donated by Kemp Homes and 25 subcontractors and suppliers. Meadowbrook Farm is on Baxter Road between Clayton Road and Highway 40 in St. Louis County.

The 1972 house will be the first CAMELOT auction house to be offered furnished. However, the public can bid on it furnished or unfurnished.

If it is sold unfurnished, the furniture will be auctioned separately. The value of the house and furnishings is more than \$70,000. It will be auctioned at the CAMELOT Gala Oct. 14 at Grant's Farm.

Construction of the house is almost complete, and it is expected to be open to the public before the end of August. It has three levels, four bedrooms and a two-car garage. It will be available for inspection and advance bidding until the auction.