



Holiday 2024 e-Newsletter

Result from the Annual Meeting

Thank you to everyone who attended the 2024 Annual Meeting and participated in absentee voting. The Board is appreciative for everyone's time and thankful for the discussion at the meeting and through email. This was a jam packed meeting with four items requiring voting.

Trustee open position: Carol's term was up and we had an open position with one year remaining. Carol Fine and Peter Clark were the two residents who nominated themselves for the positions. Due to the exact number of candidates to open positions, voting took place to determine who received the one year position versus the three year position. [Carol received the most votes and in turn fulfills the three-year position.](#)

Welcome Peter!!!! The Board is so lucky to have you and cannot wait to collaborate with you.

Amendment to Incorporate: This item on the ballot was to allow the Board to make the decision on whether or not to incorporate. The top three points were presented by the Board. First, becoming incorporated provides governance to the board. Currently there are no state laws governing HOAs. Second, this can reduce the legal liability to individual homeowners for incidents on common ground. Third, this can provide tax exempt income status to the association. Some owners asked for negatives in the situation. This was difficult to answer for the Board as the Board really felt it was all pros in the decision. The vote fell in Board favor. [The amendment to the indentures passed.](#)

Rules for the Common Ground: Once homeowners understood how to vote if they agree with the rules, not much discussion took place. [The rules passed and are effective October 24, 2024.](#)

2025 Budget: Lively discussion took place. Many owners had questions on the capital budget, specifically what was done at the entrances. All of the proactive expenditures were reviewed as well. Please see further in this newsletter for the list of accomplishments. [The budget passed.](#)

We strongly encourage residents to attend these meetings. The Board truly wants to hear all of the thoughts and concerns from owners. Some issues were mentioned at the meeting and it was the first time the Board knew about the problems. Please do not hesitate to email us at trustee@mf-ce.com. If we are unaware, we cannot be proactive. To read more detail about the Annual meeting, please [click here](#) for a draft of the minutes. Thank you.

Your Board of Trustees,
Brad Barks, Peter Clark (newbie 😊), Carol Fine, Lisa Monachella and John Thompson



What Do You Say?

Your Trustees have developed this newsletter for the benefit and enjoyment of you, our MF/CE residents. To that end, we'd like to invite your feedback. Are there articles you liked, or a topic you'd like covered? Do you have general suggestions for improvement? Do you have a "Letter to the Editor" you'd like published? Do you have an article in you (relevant to all MF/CE residents) that's itching to be shared?

We want to hear from you!

Send any submissions/feedback in an email to trustee@mf-ce.com with the subject "Newsletter Feedback". We'll obtain your permission before publishing anything, and you may request your name be withheld. Submissions will be vetted and possibly edited for length, format and suitability; all publishing decisions remain with the Board of Trustees.

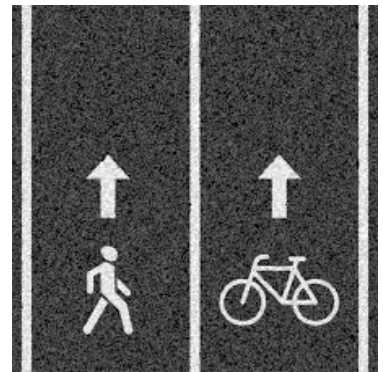
We look forward to hearing back from you, and making this MF/CE E-Newsletter even more...
From Our Residents, For Our Residents, To Our Residents.

The City of Chesterfield is working on a new [Chesterfield Bikeable Walkable Plan](#), aimed at creating safer and more accessible options for walking and biking. An interactive survey and mapping tool is currently available [here](#) to gather your feedback.

How to Get Involved:

- **Survey:** Please take the survey and use the interactive map at this link - [Bikeable Walkable Plan Survey](#). It will be available until **December 15**.
- **Open House:** We're hosting a public Open House on February 20, 2025, from 4:00 PM to 7:00 PM at Chesterfield City Hall. Feel free to come by anytime during those hours to ask questions and discuss the Plan in more detail with representatives.

If you have any questions, please contact Steve Merk at 636-537-4754 or smerk@chesterfield.mo.us



Chesterfield's New Bikeable Walkable Plan

It's Never Too late...

Speaking of attending meetings, City Council meetings are open to the public. A great way to know about what is going on in Chesterfield is to attend. However, this can be difficult for many. Did you know the meetings are streamed live and recorded? The recorded meeting is available on the City Hall webpage for one week. Please check it out: [City of Chesterfield, Missouri | Agendas & Minutes](#). Click on Live Stream and scroll to the bottom for the most recent recording. Do not hesitate to read the minutes of all the subcommittees. This will be a great way to know what is coming and happening to Chesterfield especially with what will or will not be happening with the mall space.

MF/CE presents

the 1st Annual Lights



Competition



Announcement of contest winner,
warm drinks and cookies
Sunday Dec 15th 3-4pm



Parasol and Country Ridge common grounds

Participant Registration: If you would like to participate please send an email to social.events@mf-ce.com with your address by December 3rd. Lights must be up and ready for viewing by December 6th. Participating homes will receive a sign to place in their yards.

Holiday Lights Viewing: Drive, bike, walk through the neighborhood to view and enjoy the holiday lights from December 6th through December 12th. A list of homes can be found on the MF/CE website and FB group.

Voting: Ballots will be available on Google Forms and in paper format that can be delivered to an address on the ballot. Voting is limited to one vote per household.

Voting closes December 12th

codeword:
mfcesocial





Answers are at the end of the newsletter

See how well you know your Board of Trustees with this short quiz.

1. What are the names of the five Board members:
 - a. Archie, Betty, Jughead, Moose and Veronica
 - b. Brad, Carol, John, Lisa and Pete
 - c. Bart, Homer, Lisa, Maggie and Marge
 - d. Courtney, David, Jennifer, Lisa and Matt
 - e. George, John, Paul, Richard and Yoko
2. Who is the longest-serving member of the Board?
3. How many of your trustees are originally from the St. Louis County area?
4. Worldwide, about one in ten people are left-handed. How many of your Trustees are left-handed?

CURB APPEAL CHECK



Before we all go inside for the winter, let's take a look at our yards. As you will read above, our neighbors will be walking and driving around the neighborhood to look at lights. 😊

- 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 dirt, mildew or mold buildup on any side of my house or my vinyl fence?
- Do my bedding areas need one last weeding?
- Do I have dead bushes or trees in my yard that need to be removed?
- Do I have tree or bush debris lying in the yard (front or back)?
- Am I leaving ANY type of plastic trash containers visible, except at the curb during acceptable times?
- Do my driveway or walkways need pressure washing?
- Am I routinely keeping my leaves out of the yard and curb?



As winter approaches and the temperatures continue to drop, here are some helpful tips to help winterize aging homes before the weather changes.

Winterize your outdoor faucets, disconnect and drain hoses to help prevent freezing and cracking of your hoses. Cover taps with an outdoor faucet cover to help prevent your exterior faucets/taps from freezing. **Inspect and clean your gutters**. Leaves and debris in gutters can create dams and drainage issues. **Check the exterior of your home for seal cracks and gaps**. As you walk the exterior of your home, take notes and pictures of any gaps or seal cracks you find in the foundation, siding, or around your vents. Seal these with appropriate materials.

Make sure to **insulate your windows and doors**. Use weather

stripping or caulk to seal any gaps around windows and doors. Consider using window insulation film for added protection against drafts. **Check your heating system**, it's recommended that you replace filters and schedule a professional inspection if needed. **Prepare Your Fireplace** by having your chimney inspected and cleaned before using your fireplace. Also ensure that if you have a wood burning fireplace, you have dried firewood and a method of safe ash and ember removal/storage. **Check your smoke and carbon monoxide detectors**. Make sure to test your detectors and replace the batteries to ensure they are functioning properly.

Finally, check the condition of your snow shovels and deicing agents. You want to make sure that your shovels are in good condition and that you have the appropriate salt or other deicing agent for your walkway, drive, and sidewalks in front of your home.

2024 Board Accomplishments

* The Social Events Committee was formed and has had 2 events thus far and another planned for December.

* Our subdivision email list has grown to 193 members and the Facebook page has 188 members. Let's keep these growing!



* Welcome packets have personally been delivered to all new residents.

* Almost 30 Home/Property Improvement Applications have been approved.

* Seven common ground spruce ups have occurred in spring and fall focusing on trash and honeysuckle.

* Almost 20 dead common ground trees have been removed and others trimmed.

* The deer study is now in full swing with 20+ residents participating.

* The Baxter entrance has been redone with new landscaping and lighting, the paver walls have been pressured washed, 30 loose wall toppers have been reglued, the uplighting on the entrance park trees has been refurbished and the 4 Clarkson Estates monuments were tuck pointed and loose stones reset.

* An attorney has been engaged to start the Indenture revision process.

* Rules and regulations for the common ground have been adopted.

* Using \$100,000 from the reserve fund we now have a 12 month CD that matures every 3 months giving much better interest than previously.

* To save water, rain gauges were installed on the irrigation systems in the 2 parks.

* The 2 parks and the Baxter entrance corners are now being fertilized and treated for weeds.

* Letters have been sent out all year for violations such as trash cans in view, long grass, missing shutters, dead trees, bags of mulch or topsoil laying in front yards and non-Chesterfield approved dumpsters in streets or driveways.

Here are some activities happening around town over the holidays:

SENIOR HOLIDAY CARNIVAL

JOIN US FOR FOOD, FUN & GAMES
FREE ENTRY

Thursday, December 12, 2024
10 AM

Chesterfield City Hall
690 Chesterfield Parkway West

Register at olderadults@chesterfield.mo.us

CHESTERFIELD PARKS, RECREATION & UTILITIES
636.822.9000
690 Chesterfield Pkwy W
Chesterfield, MO 63027

@CHESTERFIELDPARKS @CHESTERFIELDPARKS @CHESTERFIELDPRK

PUZZLE PARTY

Join us as for a fun night of puzzles! Register a team up to five people and race to finish the same 500-piece puzzle. The first team to assemble their puzzle will win a prize! Light snacks and refreshments will be provided or bring your own is allowed. Register (1 team member needs to register whole team) online at chesterfield.mo.us

Dates:
January 3 & February 7

Location:
Chesterfield City Hall
(690 Chesterfield Pkwy W.)

Time:
6-8 P.M.

Cost:
\$50 per team (5 or less)

REGISTRATION REQUIRED
PLEASE VISIT
[HTTPS://SECURE.REC1.COM/MO/CHESTERFIELD-MO/CATALOG](https://secure.rec1.com/mo/chesterfield-mo/catalog)

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COOKIES WITH THE CLAUSES

Grab your slippers and reindeer pajamas as we gather around Mrs. Claus' cookie table. Enjoy a holiday cookie and sit by the tree as Santa reads stories of holiday cheer! Bring the family together and create those wonderful memories.

DECEMBER 6
6:30 P.M.
CITY HALL

AGES 2-12
\$10 PER CHILD

TO REGISTER PLEASE VISIT [CHESTERFIELD.MO.US](http://chesterfield.mo.us)

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Candy Cane Hunt

Packed with candy canes, holiday characters and fun! Race to find all your candy canes for the holiday season. The hunt ends when all the candy canes are found. Each age group will have designated areas for their hunt and a specific start time that will be posted on the website. A special holiday guest will be walking around to help candy cane hunters. After, stay for crafts and treats.

Location:
Chesterfield Central Park

Date:
December 7

Time:
10 A.M.

Cost:
Pre-registration: \$10
Day of Registration: \$15

Ages:
2-12

Hunt Start Times:

Ages:	Time:
2-3	10:15 a.m.
4-5	10:30 a.m.
6-8	10:15 a.m.
9-12	10:30 a.m.

To register please visit chesterfield.mo.us/candy-cane-hunt.html

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1) B 2) Carol, this is her 4th year 3) 3; Brad was born in Iowa and John was born in Michigan 4) 4!