



MEADOWBROOK FARM
CLARKSON ESTATES

Summer 2025 e-Newsletter



HOA Meeting Reminder

Mark Your Calendars!!! Thursday July, 24th, we meet at 7 pm at the Chesterfield City Hall, 690 W. Chesterfield Parkway.

The [April Meeting Minutes](#) are online if you would like to read them before the meeting to know what was discussed last time.

Baxter Road Across from Parkway West Middle

As many of you might know, Chesterfield was reviewing a project slated to be developed on Noonan Farms, the horse riding school. A public hearing was schedule to discuss the situaiton on June 5th. However, due to the Board of Adjustment not having a quarom, the meeting was canceled.

The hearing will not be rescheduled because at this time the developers/planner of the projected have opted to not pursue.

Indenture Review – Needing participants

The Board has completed review of the proposed indentures by the attorney and received feedback from the attorney. The attorney did not balk at the edits we requested as well as answered questions we had.

As stated, we would like to get a group or committee of about 15-20 homeowners to get a sneak preview of the new bylaws and indentures for the purposes of providing feedback. The Board is thinking of scheduling a few dates later this month and a few dates in August to meet and discuss various sections.

Currently we have 5 homeowners who have agreed. While we would not expect everyone to come to every meeting, we would request that participants come to the majority of the meetings. For this reason, we will try to schedule some during the week (evening hours) and some on the weekends to accommodate all types of schedules.

Please let us know if you are interested in joining the committee by sending an email to trustee@mf-ce.com as soon as you can. In the subject line, please state “Indenture Committee”.





Overdue Assessments

As of the beginning of July, we were still waiting on 54 homeowners to pay the 2025 annual assessment. Homeowners whose accounts fall behind in payment are subject to interest charges, collection fees and liens. A small number of these 54 were already in that category. We hope everyone will get caught up and not wind up in this unfortunate position

While 54 owners out of 589, might not seem substantial as it is only 9.2%, from a dollar stand point it is. This is \$13,500 for 2025 that is not in the association's account.

Do you know Property Fraud Alert?

The St. Louis Recorder of Deeds has partnered with Property Fraud Alert; an online subscription service offered to the public that allows them to have their name monitored within the Recorder's office in order to track possible fraudulent recordings that affects their property. The threat of mortgage fraud and identity theft crimes continue to rise, and all too often victims of these types of fraudulent activities are unaware their homes or identity have been stolen. While Property Fraud Alert does not prevent fraud from happening; it provides an early warning system for property owners to take appropriate actions should they determine possible fraudulent activity has taken place.

If interested in learning more, please see [Property Fraud Alert](#).

Get to Know Your Service Providers

Meadowbrook Farm is lucky to be regularly served by two great Republic Services employees: Toriano is our regular refuse collector, and Christopher (or Chris) drives the recycling and yard waste trucks. They've both been serving the neighborhood for many years. When you see them, give them a wave or say "Hi". Let's not wait for another pandemic to appreciate what Toriano and Chris do for us.

Want to Help Guide Our Organization? Run for the Board! Open Call for Board Candidates!

Coming this October we will have 3 openings. Pete and John's terms will be expiring while Brad will be stepping down. Congratulations are in order for the Barks Family as they are moving permanently to Florida.

Being a board member provides a unique chance to contribute to important governance and decision-making, bringing any expertise you may have to shape the organization's future and serve our community. For example, Brad has accounting experience which has helped tremendously with financial reporting and Pete has experience in contracts which has come in handy with updating the indentures and agreements with our vendors. This is also a great way to learn more about the organization and how the board operates.

Individuals with diverse backgrounds and skills are being sought to help lead the organization. Please consider running for a board position and make a real impact. If you would like to learn more about this opportunity, please feel free to reach out. Any member would be happy to have a conversation.

We look forward to many nominations this coming September.



“Hello friends and neighbors! **This is your MF/CE Social Committee**, reporting on our successes this year and our plans for the future!

On 6/28, we had a lovely summer picnic at the Fairway Bend common ground. At least 15 families showed up with tents, games and food. We had hotdogs from Steve's <https://www.steveshotdogsstl.com> as well as some delicious cheesy potatoes, pasta salad and so many other things that neighbors brought to contribute. Water games and a scavenger hunt for the kids that kept them busy the whole time! Popsicles and amazing brownies for everyone! It was a really great afternoon of getting to know each other. I personally met a couple of lovely, interesting people whose house ended up being right on the other side of mine!

Our next plan is for fall - we'd like to do an outdoor movie night again. I promise we tested out the technology ahead of time in 2024, but we'll definitely get it figured out in time for our next outdoor movie event! If you have suggestions about the movie choice, or requests, or absolute no-thank-yous, send your request to our email and let us know! No matter what, we'll choose something 3-year-old-and-up friendly.

After that is our second annual holiday lights competition in December! Thanks so much to all those who participated last year, either by voting or by competing! Going around the neighborhood to see everyone's lights was really delightful and helped us learn our way around the neighborhood.

Please stay tuned for more information about dates and details! And as always, feel free to email us with ideas, concerns, or just to say hello, at social.events@mf-ce.com. We would love to hear from you!! If you wouldn't mind, please fill out our [Feedback Survey](#).

See you soon!

The SEC members”

“So, What Has the Board Been Doing? This spring the Board has been busy maintaining and hopefully, improving the appearance of the subdivision. Please read our summary and contact us via email if you see something that needs attention.

- 13 trees have either been removed or trimmed, mostly due to the two storms.
- 4 common ground spruce ups focusing on honeysuckle removal and wild grapevines being removed from healthy trees happened.
- 9 Home/Property Improvement Applications were approved. Thank you to our homeowners who are making enhancements.
- 24 mold letters were mailed thus far. Thank you to everyone who responded.
- 6 issue reports (mostly about common ground) were received. Three of these required consultation with both MSD and Chesterfield engineers.
- 9 lot appearance letters were sent.
- New resident Welcome Packets were personally delivered. Welcome!
- Many advertising signs were removed from either the common ground or the right of way, the area between the curb and sidewalk.
- Many meetings to revise the Indentures in collaboration with an attorney
- Review our present HOA insurance policy before renewal

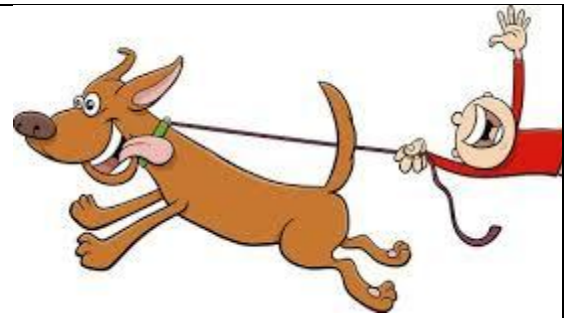
Thank you, your Board of Trustees”

Calling all young creators!

We're excited to announce our first-ever *Youth Makers Market*, happening in our neighborhood on Saturday, September 6 at the common ground on Parasol and Country Ridge! A great idea from resident Jenny Donaldson. This is a special opportunity for kids and teens ages 5 to 18 to showcase their creativity and sell their handmade art and craft items to friends, neighbors, and the community. From jewelry and paintings to pottery and paper goods, we welcome all kinds of original, handmade work — no food or beverages, please. If you or your child is interested in participating as a vendor, please fill out this [Google Form](#). Don't miss this fun and inspiring event that celebrates our neighborhood's youngest makers. Please fill out the form by July 31, 2025.

I linked the form to the underlined words in blue, but if the link is not working, here is the address to the form:

<https://docs.google.com/forms/d/e/1FAIpQLSfEdX84KzI0J9R8z4u1zytY0KqS9wc-6r1lZW22T9CdFB004g/viewform?usp=sharing&oid=111685553683703875007>



In case you had not heard...

On April 22, 2025 Chesterfield City Council amended [ordinance 3328](#), our municipality's leash laws. Prior to this date, an owner was allowed to not leash their pet if the pet was "not more than 50 feet from a person to whose commands the dog or puppy is obedient...". This has been removed from the ordinance. Therefore, all pet owners must have their pet on a leash when outside of the real property of the person responsible for it. One of the exceptions to this is the Dog Park at Eberwein Park when you have a valid dog park tag.

If you are interested in knowing more about the dog park, please see [Dog Park Rules & Regulations | Chesterfield, MO - Official Website](#).