



September 2025 Newsletter

A Salute to Our Indenture Review Volunteers and Next Steps



In every community, there are unsung heroes—neighbors who quietly dedicate their time and energy to preserving the integrity and spirit of the place we all call home. At this time we extend our deepest gratitude to the homeowners who volunteered to meet multiple times a week during the month of August to review the draft of the new bylaws and indentures.

Indentures are not glamorous. They're dense, legal documents filled with clauses, covenants, and decades-old language. But they are the backbone of a community's governance, shaping everything from property standards to shared responsibilities. Reviewing them is no small task—it requires patience, diligence, and a sharp eye for detail. The conversations and feedback was what the Board needed. There were a few sections the Board was off base a little and will be making some more adjustments. By volunteering to comb through these documents, our homeowner reviewers have:

- Helped ensure these indentures are relevant in today's landscape
- Identified provisions that may not be needed
- Helped protect property values and uphold community standards
- Fostered transparency and trust among neighbors

Their efforts have laid the groundwork for smarter decision-making and more inclusive conversations about the future of our neighborhood.

Now that the Board has received feedback on the draft, adjustments will be made and then sent back to the lawyer for review. Once the lawyer has agreed everything in place is legal and appropriate for our subdivision, a copy of the draft will be mailed to every homeowner. This will allow each owner to review the document and gather questions. In the month of October, a special meeting will be scheduled to provide an opportunity for questions to be asked of the Board and the lawyer. This is a meeting separate from the scheduled annual meeting held on the 23rd. Then, in the beginning of November, another meeting will be held for the vote of the indentures.

Community Event Save the Date!

When: Weekend of October 11th (Saturday or Sunday)

Where: TBD

What's Happening: Join us for fun, connection, and fall celebration!!

More details are coming soon—but for now, mark your calendars and spread the word. We can't wait to see you there!

Well, I Didn't Know That



The trustees recently learned that many of the signs we see in yards are prohibited in Chesterfield. The exception to this is a For Sale sign or a political sign in a yard. Therefore all the signs for roofing, construction, power washing, mole and leaf removal companies are NOT allowed by Chesterfield ordinance. The only exception is a sign is allowed *while the work is being done*. Once the work is completed, the sign must be removed. "However, temporary signs indicating a potential danger are allowed" per Chesterfield. This would include the small stake signs that lawn companies leave following a chemical treatment. So, please make the companies that you use aware of this restriction. Other restrictions are no signs of any kind allowed in the right of way or taped to street signs/lights. The right of way is the grass space between the sidewalk and the street. The subdivision does not allow signs of any kind in common ground without the permission of the Board. Any prohibited signs can be reported to Chesterfield by clicking on "Report a Problem" on the Chesterfield website's homepage: www.chesterfield.mo.us The Fall 2025 Chesterfield Citizen has an article on signs. Please see page 13.

Fall Gardening and Deer



There are steps gardeners can take throughout from destroying their hard work. Fall is a good plants. For the deer, it's an important period of sources for all; the rut occurs in late fall, and means it's an important time to take actions that repellents or netting, and surrounding young trees with wrap-around barriers or HOA-approved fencing.

the year to discourage our Chesterfield deer time for planting trees, bushes and native antler growth for bucks and diminishing food adds to caloric requirements. Together, this will protect your plants, like using deer

For more fall gardening-with-deer tips, see the "Deer Calendar for Gardeners" on our website. Go to the mf-ce.com main page and you will find it under "recent posts" on the right side. Check this page out often as it grows!

Winter Weather Reminder: Country Ridge is a Snow Route

As we head into the colder months, please remember that **Country Ridge is designated as a snow route**. This means:

-  **No street parking during snow events**
-  **Keep roads clear for plows and emergency vehicles**

When snow is forecasted or actively falling, all vehicles, no matter the street, should be removed from the street to allow for safe and efficient snow removal. Cars left parked on the road may delay plowing and create hazardous conditions for everyone.

Why It Matters:

- Ensures safe passage for residents, school buses, and emergency responders
- Prevents damage to vehicles and plowing equipment
- Helps keep our neighborhood accessible and safe during winter weather

Thank you for doing your part to keep Country Ridge and all streets in the subdivision safe and navigable this winter. Let's work together to make snow days a little smoother for everyone!