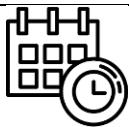




MEADOWBROOK FARM CLARKSON ESTATES

January Newsletter



HOA Meeting Schedule Mark Your Calendars!!!

Quarterly Formal Meetings held on the 4th Thursday in January, April, July and October. Meetings occur at 7 pm at the Chesterfield City Hall, 690 W. Chesterfield Parkway.

January 22nd, April 23rd, July 23rd, October 22nd

The board also meets on the second Saturday of each month at 10:00 AM to review subdivision operations. Meetings are typically held at a board member's home. If you plan to attend, please RSVP by emailing trustee@mf-ce.com. If attendance is high, we will arrange a larger venue.

WELCOME NEW RESIDENTS

We want to welcome the 22 new families that have moved into Meadowbrook Farm this past year. We hope you are enjoying living here. If you have any questions or concerns, please reach out to the trustees or any of your new neighbors.

WELCOME NEW BOARD MEMBERS

At the October annual meeting three new board members were elected. They are Sara Feldmeier who lives on Shadyford Ct., Vlad Belyaev who lives on Parasol Dr. and Mark Ivancic who lives on Golden Rain Dr. So again, this year we have a full, 5-member board. We thank them for stepping up and volunteering their time and talents to make our subdivision even better.

BOARD FOCUSES IN 2026

In the coming year, the Board will focus on:

1. Finalizing Indenture revisions
2. Expanding the subdivision email list—please return your postcards
3. Improving common areas by removing honeysuckle and dead trees
4. Enhancing curb appeal with reminders about yard upkeep and mailbox repairs
5. Increasing homeowner engagement and improving communication with residents and renters

Have suggestions? Email us at trustee@mf-ce.com. We cannot see everything so we value your input!



Reminder: Return Your Postcard!!!!!!

Please return your email postcard! Only 173 received (29%). If we don't get yours, we'll send all required updates by USPS.

Why the ask? Email helps the HOA keep you informed quickly and efficiently. By providing your email, you'll:

- Receive updates instantly
- Get reminders about meetings, events, and deadlines
- Access digital copies of budgets, minutes, and notices
- Help reduce printing and postage costs

Your email will only be used for HOA communication and never shared. Returning the postcard confirms your opt-in. **Lost your card? Contact the Board for a replacement.** Thank you for helping us improve communication and keep our community connected!



Why You Should Register on City & Village's Homeowner Portal

The **homeowner portal** is your one-stop resource for managing your property.

What can you do on the portal?

- **Make payments online** – Quick, secure, and hassle-free.
- **View your account and ledger** – Keep track of assessments and balances anytime.
- **Access important documents** – View the subdivision's monthly financials: Income and Expenditures
- **Mobile-friendly access** – Use the app for easy account management on the go.

Why sign up?

Registering ensures you never miss important updates and makes paying assessments simple and convenient. Plus, it helps reduce paperwork and keeps everything organized in one place.

Getting started is easy—visit <https://cityandvillage.cincwebaxis.com>, click **Register**, and follow the prompts. Once approved, you'll receive an email to set your password and start enjoying the benefits of online access.

HOME AND PROPERTY IMPROVEMENTS IN 2025

Thank you to all residents who made home and property improvements this year—your efforts help maintain and increase property values! The Board approved over 30 applications, including 13 porch/deck/patio projects, 5 driveways, 7 fences, 2 home additions, 2 solar installations, and 1 swimming pool.

Planning exterior changes? Submit an application to the Board before starting work or seeking city/county approval. Download the form at <http://www.mfce.com>. Trustees are happy to assist if you have questions.



Friendly Reminder: Annual Assessment Bill

Hello neighbors!

Just a quick reminder that the **annual assessment bill** will arrive in your **January mailing**. The good news? The amount hasn't changed from last year—it's still **\$255**.

Here are the key dates to keep in mind:

- **Payment Due:** March 31, 2026
- **Delinquent After:** April 30, 2026

To avoid extra charges, please make sure your payment is in by the due date. After April 30, unpaid accounts will be considered **delinquent** and subject to:

- **A 10% annual fee**
- **Collection costs**

If payment is still not received after the delinquency fee, a **lien may be filed** on the property. Any costs for filing and later removing the lien will be the responsibility of the property owner.

Thank you for helping keep our community running smoothly! If you have any questions or need assistance, feel free to reach out—we're here to help.

How to Contact Your Board

We want to make it easy for you to reach out with questions, suggestions, or concerns. Here are the best ways to get in touch:

Email: trustee@mf-ce.com.

This email address goes directly to **all five board members**, so your message will be seen promptly by the entire board.

Prefer traditional mail? **Mail:**

Meadowbrook Farm HOA, Inc.
Board of Trustees
PO Box 6781
Chesterfield, MO 63006-6781

Please note: The PO Box is checked **once a week**, so allow a little extra time for responses.

Your feedback and questions are important to us—we're here to keep our community informed and connected!

Hello Neighbors!!

Thank you for a great 2025! Despite some weather challenges, our Second Annual Holiday Lights Contest was a success. Congrats to the winners:



1st Nahlik Family (15563 Parasol Dr.)



2nd 15441 Country Ridge Dr.



3rd 15333 Thistlebriar Ct.

Looking ahead to 2026, we'd love your ideas—events, food trucks, or new locations! Email suggestions or volunteer to help at social.events@mf-ce.com. Join our Facebook page and mailing list (email us or trustee@mf-ce.com). Let's keep building community! Happy New Year!



Password: **mfcesocial**

ELECTRIC MINIBIKES, SCOOTERS, SKATEBOARDS AND HOVERBOARDS

Recently, residents have voiced concerns about children in the neighborhood riding their electric toys on sidewalks and in the street without apparent regard for safety. There is nothing in the Indentures regulating this. Therefore, the trustees have elicited help from the Chesterfield Police Department as to the ordinances concerning this.

1. In order to operate any fully self-propelled vehicle (meaning without any driver assist) in the street the vehicle must be state licensed and the operator must be at least 16 years old. This means that any scooter, minibike, dirt bike or golf cart in the street must be licensed and the operator must be 16 years of age or older.
2. In Chesterfield, electric scooters, minibikes, skateboards or hoverboards can be operated on the sidewalks. When riding on a sidewalk the operator shall yield the right of way to any pedestrian and shall give audible signal before overtaking and passing such pedestrian.
3. Motorized bicycles (ebikes) must be driven in the street and follow all traffic laws.
4. It is unlawful for anyone under the age of seventeen to operate or be passenger on a bicycle, a scooter, roller skates, roller blades, a skateboard, minibike, hoverboard or dirtbike without protective headgear.
5. Where sidewalks are provided, it shall be unlawful for any pedestrian to walk along and upon an adjacent roadway. Where sidewalks are not provided pedestrians will walk on the left side of the roadway (facing oncoming traffic).

In conclusion, the use of these devices comes down to a parent and police issue. If you have continued concerns, please contact the Chesterfield Police at 636-537-3000.

Recap: By-Law and Indenture Review Meeting held in November

Thank you to the 29 residents who attended. The recent meeting with the HOA attorneys to review the by-laws and indentures lasted approximately three hours and brought out a wide range of opinions from attendees. While feedback and request to clarify these important documents was appreciated, the audience was vocal—some residents agreed with the proposed documents, while others expressed strong opposition.

Although the meeting was intended to discuss the by-law and indenture recommendation, discussion only made it partway through the by-laws before shifting to various areas of the indenture. This detour reflected the community's deep interest and concern about how the rules will affect everyone.

In the end, it was determined that, based on the feedback received, the attorneys will revise the documents to clearly highlight what is legally required and what is strongly encouraged, along with explanations for each. The board will review these highlighted sections first, followed by the indenture committee. After these initial reviews, the group will reconvene to tackle the content again and work toward a compromise that reflects the community's needs and legal obligations.

This collaborative approach aims to ensure transparency, legal compliance, and a fair outcome for all residents.

Some of the Key Issues with the New By-laws and Indentures voiced:

- **Corporate Ownership and Voting:** Corporations could buy up homes and control votes, potentially letting a single company set subdivision rules if they own enough properties.
- **Duration of Indentures:** The draft suggests automatic renewal every 20 years, which could mean the rules last forever. Some feel this should be reconsidered.
- **Enforcement Consistency:** Trustees have “discretionary” enforcement power, which could lead to unfair or inconsistent rule enforcement. Uniform standards are needed.
- **Fencing and Solar Panels:** Rules about replacing fences and installing solar panels or antennas are unclear or restrictive.
- **Liens and Fee Collection:** Liens and fees must be applied consistently to all owners to avoid legal challenges.
- **Restrictions on Hedges and Landscaping:** Some existing hedges and bushes may not meet new restrictions, raising questions about responsibility for changes.
- **Vague and Subjective Language:** Terms like “unsightly,” “offensive,” or “objectionable” are used, which are open to personal interpretation and could lead to unfair enforcement.
- **Owner Rights and Due Process:** Some provisions may infringe on owner rights or lack clear processes for enforcement, risking legal disputes and loss of trust.
- **Fines and Penalties:** Trustees can levy fines, which some feel is excessive and should be handled by legal authorities instead.
- **Parking and Vehicle Rules:** HOA rules may conflict with city laws, and enforcement could be costly or legally questionable.
- **Family Member Definitions:** The draft limits which family members can live in a home, which may be culturally insensitive or unfair.
- **Interior Decoration Rules:** Restrictions on window decorations and interior furnishings are seen as overreach and may violate free expression rights.