



MEADOWBROOK FARM
CLARKSON ESTATES

2026

E-Newsletter



HOA Meeting Reminder

Mark Your Calendars!!!

Thursday July, 23rd, 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.



Still behind on assessment for 2026:

If you have not done so
already, please
immediately. There are
still approximately 52 owners who
have not paid. The assessment for
2026 is \$255.00. The delinquent letters
were mailed on May 15th. The next
step will be filing liens on each of the
delinquent properties. The cost of a
lien is \$125 which gets added to the
delinquent amount of the owner. You
can access your account information
and pay online by registering at
cityandvillage.cincwebaxis.com. Failure
to pay could affect resident use of the
common ground.

Please note: Some of the delinquent
owners are landlords.

Indenture Revision update

Work on the revisions began during the first week of June. At that
time, twelve homeowners previously serving on the review
committee and new owners who volunteered were provided an
updated working copy of the indentures. The Association's
attorneys incorporated revisions based on the feedback gathered
during the November 2025 Indenture Meeting, helping to ensure
the draft reflected the concerns and recommendations raised by
residents.

Over the past several weeks, seven in-person meetings were held
for committee members who wished to discuss specific sections in
detail. Committee members who were unable to attend these
sessions were asked to submit their feedback via email by June
30th so that all perspectives could be included.

Per the recommendation of the attorneys, the next step will be to
mail an updated version of the draft indentures to **all**
homeowners. Residents will then have **30 days** to review the
document and provide any additional comments or suggestions.
After the 30-day review period concludes, the Board will schedule
a special meeting for the community to discuss the updated
version together. Once that meeting is held and any final
adjustments are made, an official vote will be scheduled.

We appreciate everyone's participation and thoughtful input
throughout this process. Your engagement is essential to ensuring
that the final document reflects the needs and expectations of our
community.

Common Ground Walk-Through completed!

The Board of Trustees recently completed a walk-through of several common ground areas throughout the subdivision. The purpose of this review was to identify maintenance needs, safety concerns, and improvement opportunities that should be addressed over the next two years.

During the walk-through, trustees documented items ranging from landscaping and drainage issues to general upkeep needs. Using this information, the Board is now developing a **priority list of projects for 2026 and 2027**. This list will help ensure that resources are allocated responsibly and that the most important items are addressed in a timely manner.

We appreciate the community's continued support, especially those homeowners who met us at the designation walk sites, as we work to maintain and enhance our shared spaces.

*Calling all
young creators!*

Kids Markets

We're excited to host our second Youth Makers Market on **Saturday, September 12** on the common ground at Parasol and Country Ridge.

Kids and teens ages **5–18** are invited to set up a booth and sell their handmade art and craft items to neighbors and friends. We are excited kids have already signed up. Whether it's jewelry, paintings, pottery, crochet, or something completely unique, we'd love to see what our neighborhood's young makers have been creating! All items should be handmade by the youth vendor. **(No food or beverages, please.)**

If your child or grandchild would like to participate, fill out this [Google Form](#) to reserve a spot. Join us for a morning of creativity, community, and supporting our young makers!

Registration deadline: August 7, 2026



Smart ways to save water this summer

Check out the information below provided by American Water.

This summer, as temperatures rise and water demands increase, it's important to use water wisely.

According to the U.S. Environmental Protection Agency, an [estimated 50% of outdoor water usage is wasted](#). Being mindful of everyday water use can make a meaningful difference in combatting water waste. From adjusting your watering schedule to fixing household leaks, every drop counts. Here are some helpful outdoor tips.

- Water early in the morning or later in the day and even at night to minimize evaporation. Thirty percent of water can be lost by watering during midday.
- Make use of rainwater by collecting it in rain barrels for use on outdoor plants and gardens.
- Check sprinkler heads to help ensure water isn't being wasted on pavement or unwanted areas.
- Use a broom instead of a hose to clean patios, driveways and sidewalks.
- Mulch garden beds to retain moisture and prevent weeds. A two- to three-inch layer is typically effective.
- Set your mower blades higher. Grass cut to 2.5 to 3.5 inches is more drought-resistant and healthier overall.
- Check for leaks. Ten percent of homes have leaks that can waste 90 gallons or more per day.

American Water customers can monitor water usage through [MyWater](#), which provides up to two years of usage data.

Home Improvement Application Reminder

As a reminder to all residents, a **Home Improvement Application is required for any exterior modification** to your property. This includes projects such as landscaping changes, exterior painting, decks or patios, fencing, and other updates that may affect the appearance of the neighborhood.

Submitting an application ensures that planned improvements comply with the subdivision's indentures and architectural guidelines, helping maintain consistency and property values throughout the community.

Homeowners may submit their [application](#) **by mail or by email**, whichever is more convenient. Once received, the Board will review the request and provide a response as quickly as possible but no longer than 30 days.

We appreciate your cooperation in following this important process and helping keep our neighborhood looking its best.



It's almost time to vote again!

Tuesday, August 4, is Missouri's primary election ahead of the

November general election. There are some very important amendments on the ballot in August.

You can find sample ballots, dates, polling locations and anything else you want to know **HERE**:

<https://stlouiscountymo.gov/st-louis-county-government/board-of-elections/>

A few important dates:

July 21: No-excuse in-person absentee voting opens

July 22: Last day to apply for a mailed absentee ballot

August 3: Last day for voting an absentee ballot in person at the Board of Elections

August 4: ELECTION DAY, Polls open from 6:00 a.m. - 7:00 p.m.



Our neighborhood social events committee needs you!

Other benefits include getting to know the neighbors and the neighborhood, and it's really

not much work at all 😊 Email social.events@mf-ce.com and say hi!

Do You Have a Talent You'd Like to Share with the Board?

Our community is full of residents with skills, creativity, and expertise — and the Board would love to tap into that talent. If you have a specialty you're willing to share, even occasionally, we'd be grateful to hear from you. We're especially interested in residents with experience in areas such as graphic design, landscaping, photography, article writing, event planning, or community outreach. Whether you enjoy creating visuals, have a knack for gardening, or simply like writing short pieces for newsletters, your contribution can help strengthen communication and enhance neighborhood projects.

If you'd like to volunteer your skills or learn more about how you can help, please reach out to the Board. Even small contributions make a meaningful difference in keeping our community vibrant and connected.

We'd Love Your Feedback!

We want to make sure the information we share is useful, clear, and enjoyable for all residents. If you have thoughts on the articles we've included—or ideas for topics you'd like to see in future editions—we'd be happy to hear from you.

Please feel free to email the Board (trustee@mf-ce.com) with any suggestions, questions, or content you think would benefit the neighborhood. Your input helps us create a newsletter that truly reflects our community.



Meadowbrook Farm / Clarkson Estates National Night Out



Tuesday, August 4th



6:00 PM – 8:00 PM



Parasol Park

Join Your Neighbors for a Fun, Family-Friendly Evening!



Ice Cream by Lilly's Café - Cool off with delicious ice cream served throughout the event.



Face Painting by Faces by Rachel - Kids and adults alike can enjoy colorful, creative face painting.



Community Donation Drop-Off - We will be collecting **non-perishable food items** for **Circle of Concern**. Your generosity helps support local families in need.

**Bring your family, meet your neighbors, play some games
and enjoy a summer evening together!**

Colorful decorations, friendly faces, and community spirit guaranteed.





LILY'S CAFE ICE CREAM TRUCK

IS COMING YOUR WAY!

Tuesday, August 4, 2026



Oreo Brownie Coffee Blue Raspberry Mango Chocolate Lemon ice Vanilla

Choose from our delicious selection of prepackaged homemade ice creams or prepackaged novelty ice creams.

- We accept cash, credit cards, or Apple Pay as forms of payment.
- All items are subject to change and availability.

www.lilyscafestl.com



Scan to view our
ice cream menu:

www.lilyscafestl.com