



MEADOWBROOK FARM CLARKSON ESTATES

Meadowbrook Farm Clarkson Estates Annual Meeting Notice

September 10, 2026

Annual Meeting

Date: Thursday, October 22, 2026

Time: 7:00 PM – 8:50 PM

Location: Chesterfield City Hall

All homeowners are encouraged to attend this important annual meeting. Your participation helps shape the future of our subdivision.

Meeting Agenda Highlights:

- **Trustee's Report:** A recap of 2026 activities and updates
- **2027 Budget Review:** Including the proposed \$255 assessment fee (unchanged from 2026). A copy of the proposed budget is attached. *Please do not submit payment until you receive an official bill from City and Village in January 2027.*
- **Trustee Elections:** Two board positions are up for election. Each term is for three years.

Interested in Running?

We're seeking civic-minded residents who want to contribute to the well-being of our neighborhood. If you'd like to be placed on the ballot, please submit your name, address, and a brief bio to:

📬 P.O. Box 6781 Chesterfield, MO. 63006-6781 or

✉ Email: trustee@mf-ce.com

Deadline to submit your candidacy: October 2, 2026

Voting will take place during the Annual Meeting and through absentee ballots.

Absentee Ballots

If you're unable to attend in person, you may request an absentee ballot by **October 9, 2026**. Ballots will be sent to your home or email after nominations close. Completed ballots must be received by **noon on October 22, 2026** via mail or email. **Note:** Only one vote per household is permitted.

We are still eager to welcome new volunteers. If you care about keeping Meadowbrook Farm Clarkson Estates a place we're all proud to call home, now is the time to step up and get involved.

Let's work together to keep our community strong and vibrant.

Thank you from your Meadowbrook Farm HOA, Inc. Board of Trustees.

Carol Fine (President), Mark Ivancic (Treasurer), Lisa Monachella (Secretary), Sara Feldmeier, and Vlad Belyaev

Bylaw & Indenture Revision – Version 2 Update

The Board would like to share an update on the ongoing revision of the subdivision's bylaws and indentures.

Following the November 2025 special meeting, the Association's attorneys reviewed the feedback provided by homeowners and incorporated those comments into a revised draft.

Over the summer, the Indenture Committee reconvened to evaluate the attorneys' updated draft and revisit several of the major decisions discussed last year. Through this process, which again took two meetings a week for a month, the committee worked carefully to refine the document, clarify language, and remove sections that were no longer necessary.

As a result, Version 2 has been reduced by approximately four pages. While the document may still appear longer than the current indentures, the tone, structure, and content now more closely reflect the original governing documents for the subdivision, which were 12 pages in length. Once their revisions are complete, a new mailing of the proposed indentures will be sent to all homeowners along with a request for feedback. After a feedback period, the Board will review all comments, identify trends and patterns, and work with the attorneys to make any last-minute adjustments.

A special meeting—likely in November—will then be scheduled to walk through the updated document, explain the background behind key decisions, and answer homeowner questions before moving toward an official vote.

We appreciate the continued engagement and thoughtful input from our community as we work toward a clear, modernized, and representative set of governing documents for Meadowbrook Farm Clarkson Estates.

Meadowbrook Farm HOA Inc 2027 Budget

		2026 Budget	2027 Budget	Year to Year comparision
Assumes no change in \$255 assessment *562 homes	Assessment Fees	\$143,310.00	\$143,310.00	\$0.00
	Interest on Delinquent Assessments			
	Recovery of Recording & Releasing Fees	\$1,100.00	\$1,100.00	\$0.00
	Bank Account Interest Income	\$3,945.00	\$3,480.00	(\$465.00)
\$60 MMK, \$1k Cd x0560, \$800 CD x0129, \$840 CD x0900, \$780 CD x6520	Operating Income	\$144,410.00	\$144,410.00	\$0.00
	Total Income	\$148,355.00	\$147,890.00	(\$465.00)
	CPA/Audit/Tax Preparation	\$6,095.00	\$2,000.00	\$4,095.00
	Legal Services/Estates/Consulting	\$8,500.00	\$8,500.00	\$0.00
7.25% per assesment fee per City&Village to run the books and collect assessments	C & V Collection Fee	\$10,389.98	\$10,389.98	\$0.01
	Bank/Service Charges			
	Postage Expense	\$2,130.00	\$2,130.00	\$0.00
	Subdivision Mailing - Copy Expenses			
	Subdivision Newsletter - Mailing expense	\$1,400.00	\$1,400.00	\$0.00
	Recording & Releasing Fees			
	Lien Placed		\$225.00	(\$225.00)
	Post Office Box Rental			
	Office Supplies			
	Meeting Expense		\$400.00	(\$400.00)
	Website Maintenance	\$2,000.00	\$2,000.00	\$0.00
	Social Events/Expenses			
	Liability Insurance	\$7,118.00	\$1,047.00	\$6,071.00
	Director & Officers Liability Insurance		\$5,415.00	(\$5,415.00)
Projected Federal Inc Tax \$1500 liability and \$895 filing fees per E3	Federal Income Tax		\$2,395.00	(\$2,395.00)
Projected State Inc Tax \$200 liability per E3	State Income Tax		\$200.00	(\$200.00)
	Mowing		\$20,000.00	(\$20,000.00)
	Mulching -parks, islands & entrances	\$36,970.00	\$12,000.00	\$24,970.00
	Tree removal / planting	\$36,000.00	\$40,000.00	(\$4,000.00)
			\$800.00	(\$800.00)
	Irrigation Repair/Maintenance		\$800.00	(\$800.00)
	Damage Repair/Maintenance			
	land Survey Expense			
	Seasonal Decorations	\$100.00	\$100.00	\$0.00
\$7018 parks, islands landscaping upgrades & maintenance, \$1300 leaf removal	Common Area Repair/Maintenance	\$6,300.00	\$8,318.00	(\$2,018.00)
	Signs /Posts/Flags Expenses	\$0.00	\$100.00	(\$100.00)
	Electric Expense	\$35,189.00	\$32,472.00	\$2,717.00
	Water Expense		\$1,500.00	(\$1,500.00)
	Primarily Street Lights			
	Irrigation 2 parks			
	Total Expenses	\$152,191.98	\$152,191.98	\$0.00



The Board of Trustees wants to make you aware of some Chesterfield ordinances and policies that are pertinent to all residents. Page 8 of the subdivision Indenture has regulations that are specific to our residents. Please be sure to read those also. This document on the website will be updated when we become aware of other regulations.

Chesterfield City Ordinance #385 on Nuisances prohibits the **dumping of yard waste** onto common ground. Please utilize curbside yard waste pick up provided by Republic Services.

Chesterfield City Ordinance #1733 prohibits the **dumping of any solids into the storm sewer system**. This includes any storm sewer inlet, drain, manhole and any of the storm sewer creeks in the common ground. Dumping things into the storm sewer system interferes with the general health and safety of the public. Dumping into a storm sewer creek is illegal.

Fences and retaining walls shall be anchored firmly and be intact without loose or missing pieces, braces, holes or breaks in materials that would cause a failure of the fence or retaining wall.

Placement of waste containers. "Residential solid waste containers, recycling containers and yard waste containers (both Republic Services' and yours) shall be stored inside the garage or within any side or rear yard such that they are screened so as the containers are **not visible from the street that is the home's street address (in the case of a corner lot.)** These containers shall be placed at the required collection point no earlier than 5pm on the day prior to the regularly scheduled collection day. Waste containers shall be returned to their lawful storage area no later than 9AM the day after collection." **Therefore, waste containers can only be visible at the curb from 5pm the day before collection until 9AM the day following collection.**

Tree and bush debris. "In no case shall tree and bush debris be stored on any land or premises for a period longer than fourteen (14) calendar days. Tree limbs need not be placed in a waste container so long as the tree limbs are less than four (4) inches in diameter and are tied in such a manner as to prevent the bundle from falling apart under ordinary handling. The bundles shall not be longer than forty-eight (48) inches and not thicker than eighteen (18) inches in diameter."

Mold on homes. In Chesterfield this is considered "unsanitary and unsightly" and therefore prohibited.

"Sump pumps and downspout drain pipes must daylight at least 10 feet from property lines and sidewalks."

Grass cannot grow to a height of greater than 10 inches. **Bedding areas** may not be overgrown.

Portable storage units (PODS) must be placed in a driveway, not on the street. They may be in the driveway "for no more than ten (10) consecutive days or no more than three (3) occasions in any twelve-month period."

Golf carts. It is illegal to operate a golf cart on public roadways within the City of Chesterfield. If it doesn't have a properly affixed Missouri State motor vehicle license plate, it cannot be driven on public roadways in Chesterfield.

Roll off containers (dumpsters) "The placement of any such container on residential property shall require approval of a Municipal Zoning Approval (MZA). Said permit shall be issued for a period of thirty (30) days. Extensions may be granted by the Director of Planning for an additional thirty days. The container must be wholly on an improved surface" and not in the street. To obtain this permit call Chesterfield at 636-537-4733. There is no cost.

Rental property. Chesterfield has an ordinance which states that there is a 30-day minimum for renting out a property.

Section 210.2470: "No individual, family, or family member who occupies or resides in a single-family dwelling shall accept or charge rent to allow or permit an individual who is not a family member to occupy or dwell in the same single-family dwelling."

Blocking the street and sidewalks. It is prohibited to have a load of mulch, rock, gravel, pavers etc. dumped in the street. It should be in the driveway and not blocking the sidewalk. Please make sure your contractor is aware of this ordinance. Parked cars in a driveway cannot block the sidewalk, also.

The Public Right of Way: This is defined as the area from your sidewalk (including the sidewalk) down to the street. "Any construction or physical disturbances within the public right of way, including sprinkler systems, invisible fences, the planting or removal of trees, and driveway replacements, require a Special Use Permit from the Chesterfield Public Works Department. Additionally, movable objects should not be kept in the public right of way, including basketball goals and decorative landscape boulders." A homeowner can plant a tree in the public right of way IF a Special Use Permit is obtained AND the homeowner chooses a tree species from the Chesterfield approved list of trees. Call Public Works at 636.537.4762

Pet Limits: "It shall be unlawful for any person to own, harbor, shelter, keep, control, maintain or possess in or on his/her residential property more than four (4) **dogs** or six (6) **cats** or a combination of six (6) dogs and cats provided there are no more than four dogs" "Exception: Following the birth of a litter of puppies or kittens it shall be permissible to allow such litter in or on the premises for a period of four (4) months."

Feeding Wildlife: "No person shall deposit, place, distribute or leave any food, of any kind or nature, with the intent to feed white-tailed deer, other wild animals, Canada geese and/or pigeons on public or private lands, within the City."

Curfew for Minors: "The curfew in Chesterfield for youths under the age of 18 is 11:00 PM, Sunday through Thursday, and 12:00 midnight, on Friday and Saturday."

Yard Signs may not be placed in the Right of Way (ROW), the area between the sidewalk and the street. They must be placed on the house side of the sidewalk. Additionally, **commercial signs** advertising a service (roofers, contractors, holiday lighting, pest control, landscaping, etc.) may only be in the yard **while the work is being performed**.

Chesterfield Leash Law: April, 2025 In a residential area a pet (dog, puppy, cat) must "be attached to a leash held by a person that is capable of and is in fact controlling," said pet.

Chesterfield Ordinance #2808: "Maintaining any partly dismantled, wrecked, dilapidated, abandoned or **non-operative automobile** or other motor vehicle or parts thereof which are found upon any private property and which are not housed in a garage or other enclosed building" is prohibited. "Any motor vehicle or automobile therefore found disassembled upon private property shall be considered to be dismantled, abandoned, wrecked or dilapidated for the purpose of this article when such vehicle is found lacking essential component parts which prevent it from being immediately operative under its own power or which vehicle is not properly licensed."

Street trees are trees planted by Chesterfield that are located between the street and the sidewalk. The City of Chesterfield conducts trimming of these trees solely to address safety hazards-such as broken or hanging limbs. The City also trims to allow a 10-foot clearance above sidewalks and a 12-foot clearance over the street. The City does not perform trimming for aesthetic purposes. Residents are permitted to trim these trees, provided that all resulting debris is properly removed and disposed of.

Any resident or contractor hired by a resident may not allow **building materials** such as gravel, rock or mulch to remain in the street overnight. Such materials may be in a driveway overnight as long as the sidewalk is not blocked.

Open trailers or utility storage trailers used by a contractor during a project may not be kept in the street overnight. They can however be left in a driveway overnight. A resident is not allowed to keep their own trailer in view overnight. Such a trailer can be kept in a garage or stored at an alternate location.

Driveway replacement: If a replacement includes the sidewalk and/or apron (area between sidewalk and street), a Special Use Permit must be obtained from Chesterfield's Public Works Department: 636-537-4762. If a homeowner wants to change the **footprint** of a driveway, they must submit a Home / Property Improvement application to the Board of Trustees for prior approval. The application can be downloaded from the website: www.mf-ce.com



MEADOWBROOK FARM
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2026 Annual Meeting Newsletter



Holiday Trash & Seasonal Yard Waste Pickup

As we approach the fall and winter holiday season, Republic Services has provided the updated schedule for **Thanksgiving week**, along with reminders for **pumpkin disposal** and **Christmas tree collection**.

Republic Services will **not** operate on **Thanksgiving Day (Thursday)**. For all residents with Thursday service, **pickup will shift to Friday** for that week. All other service days remain unchanged. Please ensure carts are placed at the curb by **6:00 a.m.** on the adjusted pickup day.

Pumpkin Disposal

After Halloween, residents may place **pumpkins** out with their regular trash. To help keep the waste stream clean and manageable:

- Remove candles, lights, or decorations.
- Place pumpkins **next to your trash cart** if they do not fit inside.

Pumpkins are **not** accepted as yard waste and should be disposed of with household trash.

Christmas Tree Collection

Republic Services will again offer curbside **Christmas tree pickup** after the holiday season.

- Trees will be collected on your **regular yard waste day** during the first two weeks of January.
- Trees must be **free of lights, ornaments, tinsel, and plastic bags**.
- Please place the tree at the curb by **6:00 a.m.**
- Flocked trees (artificial snow coating) **cannot** be composted and must be disposed of as regular trash.

Country Ridge Drive Is a Designated Snow Route

During the winter season, residents should be aware that **Country Ridge Drive is an official snow route for the City of Chesterfield**. This designation ensures that the city can clear the roadway quickly and safely during winter weather events.

Because snow routes must remain accessible for plows and emergency vehicles, residents are asked to:

- **Avoid parking on Country Ridge Drive during snow or ice conditions**
- **Keep trash and recycling carts off the street on plow days**
- **Use driveways or nearby courts for temporary parking when possible**

Snow routes allow Chesterfield crews to maintain safe travel conditions for the entire subdivision. Your cooperation helps ensure efficient plowing and safer roads for everyone.



Can't make the public quarterly meetings?

For the first time at the July meeting, the Board "Zoomed" the meeting. Based on feedback from owners who want to attend but can't, we provided a Zoom meeting link so you can attempt from the comforts of anywhere. If you would like to attend this way, we encourage you to make sure you are on the email list. Please contact the Board to verify.

Annual Assessment Reminder & Enforcement Update



The Board of Trustees would like to remind all residents that **annual assessments are due at the beginning of each calendar year**. These funds are essential for maintaining our common grounds, supporting the community, and ensuring the long-term health of the subdivision.

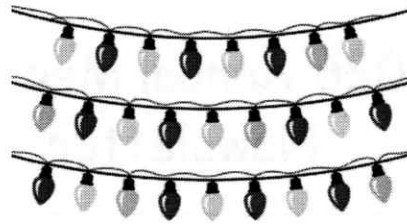
Over the past several years, a number of accounts have remained **unpaid despite multiple notices and liens place on the property**. While most residents submit their assessments on time, continued delinquency places an unfair burden on the community and limits the Association's ability to plan and operate effectively.

To ensure fairness and compliance with the Indenture, the Board will now begin **formal legal action** against owners with significantly overdue balances. This may include civil lawsuits for a money judgment or judicial foreclosure.

Residents who still have an outstanding balance are strongly encouraged to **contact CVTO immediately** to arrange payment and avoid further action.

The Board appreciates the cooperation of all homeowners who consistently meet their obligations and help keep our community running smoothly.

Get ready to shine—our neighborhood Holiday Light Contest is back. All residents are invited to decorate their homes and help make MFCE sparkle for the season.



If you would like to participate, we will be asking for interest by December 4th. The list of participants and voting instructions will be posted on MF-CE.com and emailed by December 11th. Residents will vote for their favorite displays.

Turn on your lights on during evening hours so neighbors can enjoy—and vote. Let's make the subdivision bright and festive together.

Thank you for Your Postcard!!!!!!

We received 225 (36%) postcards. If we don't get yours, we'll send all required updates by USPS. Even if you signed up on the email list prior to the postcard mailing, if we did not get a postcard documenting your acceptance of receiving official communication through email, we cannot send it to you via email.

Why the ask? When the new indentures get voted in, we will be able to send official communication not only by postal mail but also by email. This can save the association thousands in postal costs each year.

Your email will only be used for HOA communication and never shared. **Not sure if you sent back a postcard? Contact the Board at trustee@mf-ce.com and we can tell you.** Thank you for helping us improve communication and keep our community connected!