



Visit our subdivision's website at: [www.mf-ce.com](http://www.mf-ce.com)

January, 2010

**A New Year and a New Decade.** Happy New Year to all!

## **Subdivision items –**

**2009 Yearly Meeting results.** On October 29, 2009 we held the annual subdivision meeting. Sixteen homeowners attended this annual meeting, with others participating via absentee ballots. The major issues decided were approval of the trustee fee (no change at \$125 / year / home) and the election of two trustees.

Five homeowners volunteered to fill the two open trustee positions – we want to thank all five for volunteering to fill these positions.

Austin Peppin was elected to the three year term, and was also named Secretary of the Board of Trustees. Adam Hale was elected to the one year term. Among other duties, Adam will take over processing and approving Home / Property Improvement Applications.

### **Santa comes to Meadowbrook Farm / Clarkson Estates.**

Again this year, the Monarch Fire Protection District brought Santa (and Mrs. Claus) to our subdivision. The event was held at 6:00PM on December 15<sup>th</sup>. The night was quite cold; nevertheless we had a strong turnout at Parasol Park. There are some pictures of the event posted on our website in the Neighborhood Events page.

**Chesterfield tree trimming in our subdivision.** Chesterfield is lifting the canopy of our street (between curb & sidewalk) trees. Work is currently concentrating on the Baxter end of Country Ridge, Country Field and Golden Rain. This improves the appearance of our streets and subdivision. We anticipate more of this work will continue.

**Cul-de-sac project.** As you may remember, Silverwood Ct. was the cul-de-sac with the greatest need as the result of the polling by the Circle Committee. We worked with the Missouri American Water Company to have them replace plantings that were destroyed by water main breaks in the cul-de-sacs. The Water Company did provide new plants for this cul-de-sac, and the Board of Trustees augmented the Water Companies plants. Silverwood Ct. residents Bill Loebig and Austin Peppin made sure all elements came together resulting in an outstanding update for Silverwood Ct.

**Street trees.** Our common ground trustee created a letter to notify any resident who has a dead or damaged street tree (between sidewalk & curb). The city takes care of any of these trees at no cost to the homeowner, but the homeowner must make the request (636-537-4000). The letter has already resulted in the city working tree issues on Country Ridge, our most visible thoroughfare.

### **Subdivision Indenture.**

The indenture is the document that provides a functioning community structure for the subdivision, with goals of strong property values and a good quality of life. When we all comply with the rules in the Indenture, the aesthetics of the subdivision are greatly improved, which assures a positive reaction of visitors and owners alike. Our subdivision therefore becomes a more desirable place to live, keeping our property values strong. ***This makes the indenture important to all of us.*** The trustees are entrusted to perform duties as detailed in the indenture. We thank all residents for their cooperation when indenture issues arise.

### **Highlighted Indenture items:**

- **Trash Cans.** Our trash cans cannot be visible from the curb side of our homes - except on trash pickup day. At all other times, the cans must be placed in the garage, behind fencing or behind decorative barriers. Non-compliance can result in a ticket from the city of Chesterfield.
- **Home appearance.** Indenture article VI-4 requires that we “maintain our homes in good condition and appearance”. Since our homes are in close proximity to those of our neighbors, keeping our homes orderly, in good shape & appearance assures we are acting as Good Neighbors. Appearance items included, but are not limited to, bags of mulch / soil, stacked containers & pots, painted items that don't match (e.g. garage doors, etc.), missing siding & trim, cluttered porches, etc.
- **Leaves – gutters.** It's wise to bag any leaves left in the gutters in front of our homes. When the snow plows make their passes in front of houses this winter, huge piles of frozen leaves will be deposited on your lawn between the curb and sidewalk.
- **Trailers.** During 2009, there were several instances of trailers parked on the street or in driveways. After homeowners were reminded of the indenture item (Article VI.7) prohibiting such parking, most have gladly removed the trailers from the subdivision (or put them in their garages). It's great to see “Good Neighbor” compliance actions. We must refrain from parking trailers, RV's, boats, etc. in the subdivision.

## **Hints & Tips –**

**Seat Belt Law:** An article in West Newsmagazine in November informed us that not wearing a seat belt can now be a primary reason to pull over a motorist in the city of Chesterfield. Previously, a ticket for no seat belt could only be issued if noticed when a motorist was stopped for another infraction. **Buckle up!**

**Posted Speed Limit:**

Just a friendly reminder - all residents should drive carefully through our neighborhood. The posted speed limit on Country Ridge – and all of our residential streets – is 25MPH. Be cautious that your speed doesn't 'creep up' to higher speeds. We have many children in the subdivision.

#### **Share the Roadway:**

Be mindful of runners & bicyclists sharing our streets. Our neighborhood is beautiful, which fosters many runners, bikers and playing children. The posted speed limit helps keep everyone safe. Be alert and remember to give pedestrians the right-of-way. Bicycles must obey the same rules of cars, as they are considered vehicles.

#### **Full Stop Please:**

Remember to come to a full stop at each stop sign – no rolling stops (where a car slows at a stop sign but does not come to a complete stop). An increase in rolling stops in our neighborhood has been noticed – this can lead to danger for children, pedestrians, and bicyclists.

#### **Is that Your Dog?**

Be mindful to keep barking dogs in-doors in early morning or late night as barking is disruptive to your neighbors. Additionally, several unleashed dogs have been spotted recently in the neighborhood. While your dog would never hurt you, a passerby is a complete stranger and loose dogs are very intimidating to children and runners. And, as Good Neighbors, remember to pick up after your pet.

**Senior discount for trash pickup.** Allied Waste is now extending a discount to their trash pickup services to residents 65 or older. Residents must mail proof of age, along with their addresses, to Allied Waste, 12976 St. Charles Rock Road, Bridgeton, MO 63044. Proof of age is satisfied by a copy of a driver's license.

## **Area News –**

**Rockwood bond issue.** From the December 16<sup>th</sup> issue of the West Newsmagazine, we read that the Rockwood School District may place a \$54M bond issue on the April 2010 ballot. The bond issue will include safety, maintenance, additions, renovations and technology items:

- \$9.5M for technology
- \$9M for heavy maintenance
- \$9M for additions to high schools
- \$3.375M for additions to middle school
- \$5M for expansions & renovations Crestview Middle
- \$5M for professional fees and permits

**Parkway middle school schedules.** The West Newsmagazine also reports that all middle schools will move from 7 to 8 periods each school day commencing in the 2010 / 2011 school year. The proposal includes the following recommendations:

- Middle schools will have 8 class periods
- Middle school teachers will teach six classes
- Up to 15 minutes will be added to the current school day
- All students will have PE every day
- A middle school course guide will be developed

The extra 45 minutes will be captured by reducing non-instructional time, and by shortening passing times between classes. It is anticipated that bus schedules will not have to be changed as students already arrive at school early enough to accommodate the new class start times. Educators believe the eight-period days will greatly enhance academic opportunities for middle school students.

**City embraces foot power.** Chesterfield has partnered with Trailnet ([www.trailnet.org](http://www.trailnet.org)) to determine the best way to connect residents to our recreation areas such as Chesterfield Valley Athletic Complex, Central Park, and the Family Aquatic Center. The second public forum was held on Sept. 16. Some of the recommended projects on the initial route priority list include:

- Multipurpose trail – in the AmerenUE utility corridor (Clarkson to 141).
- Bicycle route. Signage added to Appalachian Trail.
- Bicycle lane. Added to Wild Horse Creek Road

Chesterfield is also currently implementing a plan to have a 17 mile loop in Chesterfield Valley. Currently two segments (4 mile (north of 40) and 2 mile (adjacent to Edison between Baxter and Long)) are complete and in use.

## **Community Items –**

**Highway 40 re-opening.** December 7<sup>th</sup> marked the re-opening of the eastern half, therefore all, of Highway 40. This makes daily commutes, visits to St Louis parks, museums, restaurants and entertainment venues much quicker and more convenient. It seems longer than 2 years since the roadway first closed. Actually it was a monumental feat to complete the project this quickly. The reconstruction was broken into two projects; first, the western half (from I170 west to Ballas Rd) and then eastern half (from I170 east to Kingshighway). Each project was completed ahead of schedule and on budget. For more information, see [thenewi64.org](http://thenewi64.org).

## **Neighborhood Watch –**

**Take a look at the Neighborhood Watch program** – Go to our website ([www.mf-ce.com/neighborhoodwatch.html](http://www.mf-ce.com/neighborhoodwatch.html)) to review the documentation there. If you have questions, send an email to [mfce.nw@gmail.com](mailto:mfce.nw@gmail.com).

**Thefts of convenience.** In the fall of last year, Chesterfield police reported an increase in “grab-and-go” crimes. These are opportunistic crimes – where valuables are left in plain sight in unlocked cars, making them very tempting for thieves. Residents

have improved their diligence resulting in reduced incidence of this type of crime. Do continue to place all valuables out of sight, particularly cell phones, MP3 players (such as an IPOD), GPS units, packages and laptops. This will prevent the "opportunist" crimes against your property and ensure our neighborhood is not desirable for thieves.

## **Subdivision Contacts –**

**Website** – [www.mf-ce.com](http://www.mf-ce.com) - containing news, schedules, forms, meetings, Neighborhood Watch, documents, etc.

**Newsletter ads.** Advertisements are available – see last pages of the newsletter. Per issue business card ads are \$50 & the double size ads are \$100; the newsletter is published quarterly. Funds received help defray the cost of mailing the newsletter. We thank our advertisers for their support; however, no endorsement is intended or implied by the subdivision.

**Trustee email** – [mfce.trustee@gmail.com](mailto:mfce.trustee@gmail.com)

Ask a question, find who to call, etc.

### **Board of Trustee U.S. mail** –

For complex issues or detailed queries (common ground, trees, etc.), download an Issues Report from the website and mail to:

Meadowbrook Farm / Clarkson Estates

Board of Trustees


PO Box 6781

Chesterfield, MO 63006-6781

**Trustee Meetings.** The most recent meeting was held on November 19, 2009. The current schedule of meetings is January 28, 2010, February 25, 2010, April 29, 2010, and May 20, 2010. Meetings are held in the Kehrs Mill Elementary library at 7:30 p.m. Any changes will post on the subdivision website.

**Trustees** – Don Baird, Scott Eiler, Adam Hale, Mike Olszewski, Austin Peppin.

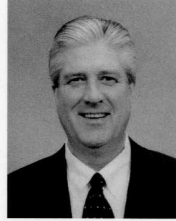

**Newsletter contributor** – Kim Utz



**Tim Carolan, C.P.C.U.**  
www.insurancestoreinc.com

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1415 Elbridge Payne Rd., Suite 230  
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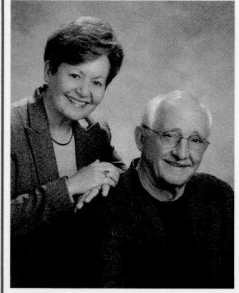
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