



Visit our subdivision's website at: www.mf-ce.com

September, 2017

Open Trustee Positions: There will be three Trustee positions open for election at the Annual meeting.

You may self-nominate yourself for an open position to be placed on the ballot for the October 26, 2017 Annual meeting. Although not required by the indentures, but to prepare prospective Trustees, we will conduct a tour of our common ground and subdivision.

Subdivision Items

Annual Meeting: The Annual meeting will be held, 7:30 PM Thursday October 26, 2017 at Chesterfield City Hall. The agenda includes voting for Trustee positions, a budget presentation and open question time.

The Assessment recommendation for 2018 is the same as 2012-2017 at \$115 per year.

Plant A Tree: With the advance of the Emerald Ash Borer we have continued to lose trees along the streets throughout the Subdivision. One of the key characteristics of Meadowbrook Farm has been the tree canopy along our streets. In a desire to help jump start the replanting of trees along our streets the Trustees have submitted an application to Chesterfield and we will be planting 25 trees (a combination of London Planetree and American Elm) along streets in the subdivision. Usually Chesterfield charges the homeowners \$100 to plant these street trees. In this case the subdivision will pay the \$100.

FREE PLANT A TREE



The first 25 residents who submit a request to the subdivision e mail address: : trustee@MF-CE.com will have the opportunity to have us and Chesterfield plant one of these trees in the area between the sidewalk and street in front of their home.

Indentures: The Indenture was created to set standards for our subdivision. Compliance with the standards assures that our property values remain high and that our subdivision is a desirable place to live. We appreciate resident's cooperation and compliance with all Indenture matters.

- **Pools.** Indenture article VI-9 states "there shall be no above-ground pools erected, replaced or maintained".

- **Home Appearance.** Indenture article VI-4 requires that we "maintain our homes in good condition and appearance". Appearance items include, but are not limited to, mildew on siding, bags of mulch / soil, stacked containers & pots, painted items that don't match (e.g. garage doors, etc.), missing siding & trim, cluttered porches, etc.
- **Home Improvement.** If contemplating outside changes to your property, be sure to submit a Home Property Improvement Application www.mf-ce.com

Chesterfield Ordinances and Programs

- **Common Ground dumping**—Chesterfield prohibits dumping yard waste on any property and on our common ground. Please report any dumping you observe to Chesterfield (636-537-4000). If it is on common ground the subdivision will have to file a complaint, but we need your eyewitness statements.
- **Yard Waste** As we clean up this fall, call and schedule Republic Services (636-947-5959) to pick up your yard waste, leaves and tree trimmings.
- **RV Parking** RV parking (including travel trailers, motor homes, boats, jet skis and trailers used to transport RVs) is restricted within Chesterfield by ordinance, as well as by subdivision indentures.
- **Solicitation in Chesterfield**—Solicitation is legal only if solicitors have a permit from City Hall. Always ask to see the permit. (1-page on city letterhead, with raised city seal). Report any non-permitted activities to the police at 636-537-3000. Also free "No Solicitors, No Peddlers" stickers are available for free at City Hall.
- **Diseased or damaged trees** between the sidewalk and the curb (aka street tree), notify Chesterfield for a remedy, they will trim or removed if required.

Hints & Tips

Web Mail Program. Chesterfield has a list-service that delivers info to your email box. Go to the city website at www.chesterfield.mo.us, and then click on the

[Web Mail/eNotifications](#)

Senior Discount for Trash Pickup. Republic Services offers a service discount to residents 65 or older. Residents must mail proof of age (copy of driver's license), along with their addresses, to Republic Services, 12976 St. Charles Rock Road, Bridgeton, MO 63044.

DIG RITE Call before you dig. This is a free service: 1-800-DIG-RITE –or– www.molcall.com All utilities locations will be marked to prevent damage and costly repair.

Common Ground

Common Ground: Common Ground is held in Trust for the entire subdivision and the Trustees have been granted responsibility for its care and maintenance. The subdivision holds in trust over 68 acres, including 19 cul-de-sacs, walking paths, large grass areas, small park areas, and wooded areas. In most cases the common ground is allowed to resort to "Native Habit" as this provides a buffer between homeowners property, other subdivisions, utility right of ways and streets. In some areas we maintain the landscaping, paths and benches, park areas, provide grass cutting, cut trees, mulch shrub beds, for the enjoyment of all. This is one of the largest expenses for the subdivision

Homeowners are not permitted to cut, prune, fertilize, apply herbicides, trim trees, shrubs, or other vegetation in the common ground. Planting of shrubs, trees, ground cover, discard of landscape waste, storage of personal items or otherwise altering the condition of the common ground is not permitted. Any variation to these guidelines will require the express written permission of the Trustees prior to any changes, and will be reviewed on a case by case basis.

As the common ground is constantly changing we have established some guidelines on how the subdivision deals with common occurrences.

Tree Trimming and Removal:

- 1 We do not remove live trees on common ground.
- 2 Trees that fall in wooded area of the common ground are left to decay naturally.
- 3 Trees that fall naturally are the responsibility of the owner of the property onto which the tree falls. That is, if a tree from the common ground falls onto an adjacent property, the owner of the adjacent property is responsible for removing the portion of the fallen tree located on their property. The owner is also solely responsible for any damage caused by the fallen tree to their property, such as damage to a fence or other structures.
- 4 Trees that die or fall on common ground within, grass areas will be cut to allow the grass area to be cut.
- 5 Homeowners should not plant any trees on common ground without Trustee permission as this may incur future maintenance obligations for the Subdivision.

Grass Cutting by subdivision:

- 1 We will only cut grass on property owned by the subdivision.
- 2 Grass area needs to reach out and touch a street with clear access to the area to be cut.
- 3 Common ground where the grass area provides a buffer between homeowners.
- 4 Grass areas should be open and accessible for the common enjoyment of all residents.
- 5 Resident usage of the grass area will be considered.

We continue to look at all areas of the subdivision. While we try to follow these guidelines each case is reviewed individually.

Please do not discard yard waste or other materials on Common Ground. If you or your children use the Common Areas Please make sure you pick up your litter. We have found numerous areas where kids have built "Fort" areas and discarded bottles and cans.

ENJOY AND USE THE COMMON GROUND. IT HELPS MAKE OUR SUBDIVISION SPECIAL.

You can view your property as well as all common ground within the subdivision via a St. Louis County website.
<http://maps.stlouisco.com/propertyview/>

Subdivision Contacts

Communication should be by E-mail or US mail. As board members are all volunteers responses will be answered as soon as possible. E-mail is fastest as we check US mail only every 7 to 10 days and timing could be cause a delay in a response.

Website: www.mf-ce.com containing news, meetings, Home Improvement Request forms, Issue reports etc.

Trustee E-mail: trustee@MF-CE.com Questions, find who to call, submissions for Home Improvement, or Neighborhood issues reports, etc.

Resident E-mail Distribution List: We use this email list to send important information to our residents. *To join*, send an email message with your name, address and email address to: trustee@MF-CE.com

Board of Trustee U.S. mail. For Home improvement requests or neighborhood "Issues Report" can be downloaded from the website and mailed to:

Meadowbrook Farm / Clarkson Estates, Board of Trustees,
 PO Box 6781, Chesterfield, MO 63006-6781

Or scan the report and e mail to trustee@MF-CE.com

Trustee Meetings: The upcoming meetings are October 26, 2017, January 25, April 26, and July 26, 2018. Additional meetings to be posted on Web site if required. Meetings start at 7:30 pm the current location is the Chesterfield City Hall, changes will be posted on www.mf-ce.com

Trustees: Please communicate via e mail only at: trustee@MF-CE.com

Scott Eiler President (Oct 2017)

2043 Meadowbrook Way Phone 636-537-3310

Scott Carter (Oct. 2019)

Open Position (Oct 2017)

Kevin Pfarr (Oct 2019)

Kristin Abraham-appointed until Oct 2017 for Oct 2018 term

Subdivision Concerns

While the Trustees make a review of the conditions within the subdivision, we cannot see all elements in the subdivision. Please let us know about any safety or indenture infractions. There is an Issues Report on the website you can use or an email will suffice.