

Subdivision Items

Annual Meeting: The Annual meeting will be held, 7:30 PM Thursday October 24, 2019 at Chesterfield City Hall. The agenda will include voting for two 3 year Trustee positions and one 2 year position, a budget presentation and open question time.

The Assessment for 2020 is \$120/year the same as 2019 the assessment was \$115 for the years of 2012-2017.

Another opportunity Plant A Tree: 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 on our streets. The Trustees have submitted an application to Chesterfield and we will be planting 15 trees (a combination of London Planetree American Elm or Zelkova) 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 15 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 free of charge in the area between the sidewalk and street in front of their home. Homeowners will be required to maintain the trees per the Chesterfield guidelines.

SUBDIVISION GARAGE SALE:

We had our Second Annual SUBDIVISION GARAGE SALE June 2019. As this was the second sale we tried a few things different by adding local signage, and how we advertise. We are continuing to define how we establish this for the third time. We want to establish a date by the time of spring newsletter to better allow residents to plan better. Other subdivisions have done this in the past; it creates a critical mass and allows for increased traffic but is for just one day. If you are interested in having another sale next year

please let us know and a suggested event date we would be looking for volunteers to help in the planning and activities for another event.

Home Maintenance: The Indenture was created to establish standards for our subdivision. We appreciate resident's cooperation and compliance with all Indenture matters.

Garage Doors and Mold on the Siding. We will continue addressing both these items with individual homeowners using both the indentures and Chesterfield's home maintenance ordinance to encourage repair or replacement of the garage doors and to clean the siding either by contracting to have their homes power washed or cleaning the siding themselves.

We are communicating at this point so that if you still have issues they can be addressed this year.

Home Improvement. If contemplating outside changes to your property, be sure to submit a Home Property Improvement Application www.mf-ce.com

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.

Chesterfield Ordinances and Programs

- **Common Ground dumping-**Chesterfield prohibits dumping yard waste on any property including 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.
- **Trash Can Storage:** Chesterfield requires that all trash cans be stored in a manner that they are out of view from the streets either in the back of the house, behind a privacy screen on the side or inside the garage.
- **RV Parking** RV parking (including travel trailers, motor homes, boats, jet skis and trailers used to transport RVs) is restricted by Chesterfield ordinance, and 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 "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 remove if required.

Common Ground

Common Ground: Common Ground is held in Trust for the 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 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 time sensitive information to our residents. **To join**, send an email message with your name, address and email address to: trustee@MF-CE.com

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 24, 2019, January 23, 2020, April 23, 2020 and July 23, 2020. 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 or US Mail only* at: trustee@MF-CE.com

Scott Eiler President (Oct 2020)

2043 Meadowbrook Way Phone 636-537-3310

Scott Carter (Oct. 2019)

Kevin Pfarr (Oct 2019)

Kristin Abraham Secretary (Oct 2020)

Bill Thannen (Oct 2019) appointed to a 1 year service of the 3 year term ending 2021, to stand election in Oct. 2019