



# September 2024 Newsletter

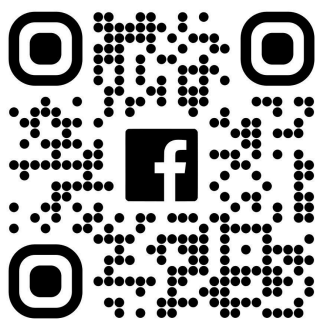


We are one of the largest subdivisions in Chesterfield, with 589 homes and over 65 acres of common ground, much of it wooded. The subdivision prides itself on its grounds and the homeowners that make it a wonderful place to live. With a subdivision this large, communication can be difficult with almost 600 homes. While official communication from the Board of Trustees will still be mailed to your address, you are encouraged to stay connected in one of two other ways.



We have wonderful residents who created a Facebook page. We encourage you to follow it. There are posts about the social get-togethers, asking for recommendations on various things along with general reminders about subdivision issues. This page has 153 members as of July 2024.

Search for "Meadowbrook Farms and Clarkson Estates Residents" on the Facebook app or just scan the QRcode below.



### Help us Grow Electronically

In its first year, our MF/CE email service exceeded our goal of 100 members - almost 150 residents signed up! Therefore, we've set a target for Year 2 of doubling our membership to 300 residents. This would be over half the households, at which point, we could explore alternative ways to expand the communication with residents that currently are accomplished only through our two mailings.

**So, we're really asking everyone, who has the ability, to sign up for the email service today.**

**Just send an email to [trustee@mf-ce.com](mailto:trustee@mf-ce.com). Make the subject "Add to List" and in the message just type your name, address and (if it's different from where you're sending from) the email address you want us to use.**

To those 150 who have already signed up: thank you! But, please encourage your neighbors to get on board. You already see how it works and understand where we're going with this. You're already receiving exclusive quarterly newsletters where, unlimited by format and page size, we've mixed important information with lighter items, like MF/CE quizzes. You're also already getting real-time alerts to developments of importance or interest to MF/CE-ers. And if you signed up early this year, you've already had a chance to share feedback and ideas with your Board through an online

survey. FYI: We conducted one in Year 1, and are looking forward to doing more as the list grows.



Many homeowners enjoy watching the wildlife that live in MF/CE's common grounds. Count this columnist in there with you. However, we should not be feeding the deer.

The choice to feed the deer affects all homeowners. Attracting deer by intentionally leaving food on private property encourages the animals to spend more time in private yards, leaving refuse, debris and fecal matter behind. It increases grazing on ornamental plants in gardens in the entire neighborhood. And for the deer, they could be feeding on food foreign to their natural, healthy diet.

These are just part of the reason why, in the City of Chesterfield, FEEDING WILD DEER IS AGAINST THE LAW (Chesterfield Ordinance 2766). To quote: "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 mammals, Canada geese and/or pigeons on public or private lands, within the City."

So please reconsider and for the sake of your neighbors and the deer - enjoy our deer at a distance, but stop feeding them. <https://ecode360.com/print/CH3266?guid=35260588>

### Common Ground Spruce-Up Expanded to Autumn" or "Calling All Chainsaws!"

The MF/CE Trustees are extending their successful weekend program of "Common Ground Spruce-Ups". The dates and locations will be as follows:

- **October 12** - (rain date 10-18) 15308 Country Ridge asphalt path
- **October 26** - (rain date 11-2) 2041 Parasol common ground access
- **November 9** - (no rain date) 15230 Kempwood common ground access
- **November 16** - (no rain date) 2021 Country Field Dr. common ground access

Spruce-Ups run from 1:00 pm to 3:00 pm. All residents are welcome, even if you can't stay the whole time.

If you're not yet familiar with the Spruce-Up program, it's a fun and productive community event. Some parents bring their entire family to pitch in. Participants bring (and share) rakes, pruners, handsaws, chainsaws, etc. In addition to picking up trash and hauling large debris, we will likely focus our effort this fall on removing and killing invasive bush honeysuckle.

These are a great chance to meet other residents and get to know the Trustees. We hope you can make it to a few and join your neighbors in making this an even nicer place to live!



### Some Important Residential Chesterfield Ordinances

The Board of Trustees wants to make you aware of some Chesterfield ordinances that are pertinent to all residential lot owners in Chesterfield. Page 8 of the subdivision Indenture has regulations that are specific to our residents. Please be sure to read them also.

1. 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.
2. **Fences and retaining walls** shall be anchored firmly and be intact without loose or missing pieces, holes or breaks in materials that would cause a failure of the fence or retaining wall.
3. **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**. 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 11:59pm on the day of collection." Therefore waste containers can only be visible from 5pm the day before collection to midnight the day of collection.
4. **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." To obtain this permit call Chesterfield at 636-537-4000. There is no cost.