



Visit your subdivision's website at: www.meadowbrookfarm-clarksonestates.com

June 2, 2008

Spring 2008. Our long winter is finally over – one that tested us with major ice storms, several significant snow storms, and temperatures to single digits. Then we were blessed with spring . . . accompanied by monsoon rains. The Post reported that 2008 was our wettest year ever (1 January thru 11 May). But everything is green, the flowers are up and the subdivision is in full-bloom.

Many homeowners are out pruning, painting, mowing, fertilizing, and in general making Meadowbrook Farm / Clarkson Estates and even better place in which to live.

Tree canopy. While pruning, do take a few minutes to 'raise the canopy' above your sidewalk so our many walkers and runners can easily pass with out ducking limbs.

History. Attention all original residents – we need your help with subdivision history. Does anyone know how the Meadowbrook Farm-Clarkson Estates name evolved – was there a merger of two subdivisions? Send us the details you know – and we'll report the findings in the next newsletter. See the Trustee email address in the "Subdivision News and contacts" section near the bottom of page 2. Please include your name and all the details.

New website. We are very pleased that subdivision resident Kevin Pfarr has accepted our offer to take over design and maintenance of the subdivision website. The access to the site will remain the same (see top of this page just below our header), but the site will be more actively updated and will be an easy to access repository of relevant documents and information. The changes to our website will be phased in during the next few weeks – so keep checking to see the new look, feel and content.

Email list. Send an email to the trustees (see Trustee email in the "Subdivision News and contacts" section at the bottom of page 2) containing your name, address and email address, and we'll distribute future newsletters to you electronically.

Helpful Hints. The following were among the helpful hints sent in by two of our longtime residents of Meadowbrook Farm / Clarkson Estates:

- We all must abide by subdivision, city, and county, rules, ordinances and codes.
- See the Chesterfield Newsletter for additional hints – it comes out quarterly.
www.chesterfield.mo.us/site/includes/main/citizen.jsp
- For our subdivision, see the indenture for details. (A copy is available for \$10 from the City & Village Tax Office, #3 Hollenberg Court, Bridgeton, MO 63044)
- If contemplating changes to your property, be sure to submit a Home Property Improvement Application (on our website - www.meadowbrookfarm-clarksonestates.com/homeimprovementapp.html)
- Baxter Road is maintained by St Louis County. Subdivision streets are maintained by Chesterfield.

Notify the appropriate authorities for snow removal, pavement problems, obstructions, etc.

- If there is a diseased or damaged tree between the sidewalk and the curb, notify Chesterfield for remedy (Street Maintenance Division)
- Be sure to pick up after your pets when walking them – no one wants pet droppings in their yard or in the common grounds.
- Residents should have emails or phone numbers to pose questions to trustees. (**Note** – see "Subdivision News and Contacts" section below for the Trustee email address; there are no current plans to publish phone numbers)

Baxter Road realignment. This project will affect one of the major entrances to Meadowbrook Farm / Clarkson Estates – the intersection of Baxter Road and Country Ridge Drive. Baxter will be lowered approximately 6 to 8 feet at this intersection to improve sight distance when turning across Baxter. In addition, Baxter will be straightened and a center turn lane added in the segment running from Country Field Drive to Parkway West Middle school. The project has now been delayed until at least the spring of 2010. Since the project was funded, the county needed to disperse the funds prior to construction. The subdivision therefore received the negotiated \$90,000 to rework our entrance, common ground, signage, lights, landscaping, etc. at this intersection and other selected areas after completion of construction; the funds are in a certificate of deposit (CD) until they're needed. Any capitol gain will be delayed for two years. This will give us time to expend the funds without taxes following reconstruction of Baxter. We'll keep you aware of this project's progress.

Common Ground. A bid has been received and approved to seal the blacktop walkways which provide paved access to our common grounds. This work will be performed soon. We had a company inspect and bid on filling low spots in our common grounds. The company recommended that only one depression be filled, because filling the others could result in water runoff problems into adjacent areas. The other depressions would require engineering analysis, permits, etc. before they could be remedied. We are waiting on the bid to fix the one low spot, and then we will get bids for fill dirt.

OUR PUBLIC SERVANTS

Chesterfield Police Department.

The Chesterfield Police Department was established in June of 1989 – and today is an award winning organization consisting of ninety-five full time and fourteen reserve personnel working from the main police headquarters located at 690 Chesterfield Parkway West.

Of course, the department protects the residents and businesses within the city limits. But they also provide valuable community based services such as Neighborhood Watch, Business Watch, security surveys, school bus safety, Drug Abuse Resistance Education (D.A.R.E.), Safety Town, bicycle

patrol, traffic enforcement education, Vacation Inspection Program (VIP), and child safety seat instruction.

If you have interest or need additional information for any of these programs, be sure to contact the Chesterfield Police Bureau of Community Affairs at 636-537-3000, or see the Chesterfield website for more information - www.chesterfield.mo.us/site/home.jsp?page=dept_police

Recent burglaries. The Chesterfield police have notified us that there have been a number of burglaries in Chesterfield, including one in Meadowbrook Farm on Thistlebriar Ct. Report to the police if you see any suspicious activity. Common factors are:

- properties located off of Schoettler Valley or Baxter Rd
- properties which back to common ground / wooded areas
- no alarm systems
- forced entry in the rear of homes
- daytime robberies – only small items taken
- if you've been burglarized, don't touch anything
- notify Chesterfield police with anything suspicious (636-537-3000) - or 911 for an immediate threat.
- improve the home's security – see the security document on the website: www.meadowbrookfarm-clarksonestates.com/neighborhoodwatch.html

Vandalism. There were several cases of tires being slashed on cars parked at the curb on the night of May 27-28, 2008.

VOLUNTEERS NEEDED

Meadowbrook Farm / Clarkson Estates operates by volunteer labor. In addition to trustee on-going business (common ground maintenance, home/property improvement applications, general administrative), there are two new projects and we need volunteers, ideas, etc. to successfully perform them (sign-up information is in the next two articles).

Cul-de-sac's. We've started a program to bring all cul-de-sac islands to a similar level of appearance and functionality. This will include appropriate plantings (native plants, robustness characteristics, drought resistance, etc.), fire hydrant compliance (if the hydrant is within the island), and associated issues. We need at least one resident from each cul-de-sac to act as a point of contact for their island should any issues or problems come up. The island coordinators will pass cul-de-sac island information in both directions. From this group, we'll choose a smaller working group (5-6 residents) to lead the project, investigate plantings, set priorities for work to be done (from a funding perspective, the trustees feel about 3 per year can be updated), etc. *Please volunteer to represent your cul-de-sac, email us providing name, address, phone and email address to mfce.culdesac@gmail.com.*

There are 19 cul-de-sacs in our subdivision:

Baycrown Ct	Shadyford Ct
Countryfield Ct	Silverwood Ct
Courtleigh Ln (North)	Silverwood Ln
Courtleigh Ln (South)	Strollways Dr
Fairway Bend Dr	Thistlebriar Ct
Kingman Cir	Timber Hill Ln
Long Castle Forest Ct	Vineyard Lane
Long Gate Ct	Winterhaven Ct
Mint Hill Ct	Woodland Field Ct
Setters Hill Ct	

Neighborhood Watch. Neighborhood Watch is a crime prevention program which enlists the active participation of citizens, in cooperation with the police to reduce crime in neighborhoods. It involves citizens getting to know each other and working together in a program of mutual assistance, citizens being trained to recognize and report suspicious activity, and implementation of crime prevention techniques, such as home security.

We feel that Neighborhood Watch will add value to our subdivision. The residents are the source of the most accurate knowledge of strange vehicles or activities in our midst. We know our neighbor's faces, vehicles and routines, and by taking notice we keep all of our homes even safer than they currently are. We recently attended a meeting of the 44 active Neighborhood Watch subdivisions within Chesterfield; it was hosted by the Bureau of Community Affairs of the Chesterfield Police Department.

We need subdivision volunteers to assemble and investigate if there is enough interest to bring Meadowbrook Farm / Clarkson Estates into the Neighborhood Watch community. *If you are interested in this organization, email us providing name, address, phone and email to mfce.nw@gmail.com.* The next step is a meeting that will be lead by a Chesterfield police officer, and attended by trustee(s) and all interested resident volunteers.

There is Neighborhood Watch information on our website – please feel free to download them to get a better idea of how this program successfully operates across the country (www.meadowbrookfarm-clarksonestates.com/neighborhoodwatch.html).

Subdivision News and Contacts:

Website - www.meadowbrookfarm-clarksonestates.com

Subdivision news, schedules, forms, meetings, indenture, Neighborhood Watch, etc.

Newsletter ads. New with this issue, we offer business card, and double business card size ads. Funds received are used to help defray the cost of mailing the newsletter. The ads are on the last page of the newsletter.

Trustee email– mfce.trustee@gmail.com

Use to ask a question, who to call, etc.

Trustee U.S. mail–

Use for complex and detailed queries, e.g. download an Issues Report and mail to:

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

Trustee meetings. These are held in the library at Kehr's Mill Elementary school at 7:30pm; all residents are invited to attend. The tentative schedule for upcoming meetings are: Sept 25, Oct 30, Nov 20 in 2008, and Jan 29, Feb 26, April 30, May 21 in 2009.

Trustees. Mark Stolzenburg, Meredith McMIndes, Mike Olszewski, Michele Withers, Don Baird

Meadowbrook Farm – Clarkson Estates Newsletter Ads

The following businesses have chosen to place ads for their products and services in our newsletter. Ads are placed in the order received. No endorsement is intended or implied by Meadowbrook Farm – Clarkson Estates subdivision or trustees.



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

**Insurance
Store Inc.**

1415 Elbridge Payne Rd., Suite 230
Chesterfield, MO 63017
(636) 532-0100 • fax. (636) 532-0189
res. (636) 532-7235
tim@insurancestoreinc.com



TOTAL CARE GROUP L.C.
A LAWN AND GROUNDS MAINTENANCE COMPANY

R. Michael Martin
Owner

314-409-4111 636-458-1119
1816 Pond Hill Ct. Wildwood, MO 63038




RE/MAX
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16100 Swingley Ridge Road
Chesterfield, Missouri 63017
Office: (636) 532-5900
Voice Mail: (314) 994-5545
Fax: (636) 532-2302

Each Office Independently Owned and Operated

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314-808-0175

573-547-3630



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