



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

Oct 1, 2008

October 2008. Remnants of two hurricanes about 2 weeks apart – Gustav and Ike – tested our ability to stay dry. Ike proved to be stronger – drenching us with about 5 inches of rain. This has left Meadowbrook Farm / Clarkson Estates looking green and lush – almost like a second spring season.

Annual Meeting & Election. All residents have received a letter with notification of the Subdivision Annual Meeting. It will be held at 7:30 pm on Thursday, October 30, 2008, at the Kehrs Mill Elementary School library. Major topics are the 2009 budget, a proposed increase in our annual assessment to \$125 (from \$112.50), and trustee elections.

2009 Budget. The proposed budget was part of the September 15th letter that was mailed to all residents. It itemizes anticipated income and expenditures for 2009.

Assessment fee. An increase in the subdivision assessment, the first in almost 15 years, is necessary because of energy related services the subdivision must use, such as common ground mowing and maintenance, and street light electricity. These categories comprise well over 50% of the total subdivision budget. Even after the increase, MF-CE has the lowest annual fee of similar subdivisions in our area.

Trustee election. Two trustee positions will be on the ballot – 1 renewal, 1 open – both for 3 year terms. If you are unable to attend the meeting, absentee ballot requests must be received by October 15, 2008. As always, there is only one vote per subdivision household. Your residence return address must be on both the absentee ballot request and return envelopes. Mail them both to the Trustee address at the end of page 2 of this newsletter (*Trustee U.S. Mail*).

New website. Our new website address has been up and running for several months – www.mf-ce.com. This is much easier to enter and makes our website more accessible. The original address continues to work as well.

Common Ground. In early August, bids were received, and work completed on filling several low spots in our common ground near Fairway Bend and Meadowbrook Way. Settlement had made the areas difficult to use. The work required 10 loads of top soil; the affected areas were then seeded and strawed.

Work is currently underway trimming trees in 11 of our cul-de-sacs- this will improve appearance and life of affected trees.

Tree Policy. Meadowbrook Farm / Clarkson Estates is blessed with 65 acres of beautiful green common ground; however it does contain hundreds of trees. For the past several years, weather conditions have damaged some of our trees – in our yards as well as in our common ground. There have been droughts, ice storms and heavy rains – each weakening susceptible trees. The subdivision follows law and insurance guidelines when dealing with problem trees in our common ground. Basically, trees on the common grounds are held in a natural condition, thus the Subdivision does not cut down or remove live trees. If you have an issue with a common ground tree, download an Issue Report (www.mf-ce.com, *What's*

New, then *Issue Report*) and Mail it to the Trustee address at the end of page 2 of this newsletter (*Trustee U.S. Mail*).

Subdivision History. One of our original residents replied to the request for subdivision history in the June 2008 newsletter. Both subdivisions were built by Kemp Homes - Meadowbrook Farm is a large subdivision with sales beginning in 1971. In 1976, Country Ridge ended at the Clarkson Estates sign.

For a lengthy period of time, Kemp maintained a majority on the trustee board which protected them while they still worked in the area. A subdivision *Minutes of the Annual Meeting held on 11/16/87*, dated 2/8/1988 has a banner of Meadowbrook Farm. An *Awareness Letter*, dated October 1, 1989, shows the Meadowbrook Farm / Clarkson Estates header. It had a Vol. 1 No. 2 on the heading - leading to the conclusion the current name “Meadowbrook Farm / Clarkson Estates” was first used in August or September 1989. A local realtor adds that Clarkson Estates subdivision was a new (and final) Platte of Meadowbrook Farm, with homes that contained updated features and different floor plans. Does anyone else have additional information?

News & Notes.

- **Refuse Collection.** Allied Waste has sent a letter to some residents stating; effective October 1st, Yard Waste will now be picked up on Wednesdays. Yard Waste is a separate charge service. Trash and Recycle will continue to be on Thursdays. See their notice letter on our website - <http://mf-ce.com/aw-letter-200809.pdf>.
- **Trustee Meetings.** They are held in the library at Kehr's Mill Elementary school at 7:30 pm; all residents are invited to attend. The next (Annual Meeting) is Oct 30.
- **AmerenUE.** Crews from AmerenUE are in our area for the next several months to maintain safe & reliable power delivery. See www.ameren.com/poweron.
- **Award.** MF-CE residents, Darcy & Lincoln Capstick, are the recipients of the Signature Garden Award Program – one of only eight in the area.
- **Safety Fair.** The Monarch firefighters are hosting the 1st Annual Safety Fair on Saturday Oct. 11, from 10 am – 4 pm on the Chesterfield Mall parking lot. Children's car seat inspection, smoke detectors education, CPR info & sign up, activities for the kids and more will be available.
- **Recycle.** The 12th Annual Recycles Day Celebration is being held on Saturday, **November 15**, 2008 from 10 am to noon at Chesterfield City Hall. Many experts will be on hand, with many free items available to all.
- **Bicycle.** The 4 mile Monarch Levee Trail, on the north side of Hiway 40 in Chesterfield Valley, is a popular biking destination. Phase II construction will soon be underway – it will run adjacent to Edison Rd. This will result in a trail length total of 17miles.

Hints & Tips.

- We all must abide by subdivision, city, and county, rules, ordinances and codes.

- If there is a diseased or damaged tree between the sidewalk and the curb (aka street tree), notify Chesterfield for remedy (Street Maintenance Division).
- If you have lost a street tree (between the curb and sidewalk) Chesterfield has a program for replacement. The homeowner will pay \$100 and the city the rest. See our website – *Neighborhood Events*, then Street Tree Replacement Program, and click on the application link.
- Before you dig – a free service:
 - 1-800-DIG-RITE –or– www.molcall.com
 All utilities locations will be marked.
- If contemplating changes to your property, be sure to submit a Home Property Improvement Application (www.mf-ce.com/homeimprovementapp.html)

OUR PUBLIC SERVANTS

Monarch Fire Protection District.

The Monarch Fire Protection District (FPD) was established in 1957. The station that protects MF-CE is Monarch Firehouse # 1, located at 15700 Baxter Road, near Clarkson Road; it is about a mile from the center of our subdivision. According to Captain Dave Houston, 102 firefighters and EMT (Emergency Medical Technician) personnel are employed by Monarch and assigned to the five Monarch FPD firehouses on an around the clock basis. A minimum of eight personnel are on duty at Firehouse # 1 every hour of every day of the year. The main equipment stationed there is a 105' ladder truck, a rescue squad (specialized support function truck), an ALS (Advanced Life Support) ambulance and the Battalion Chief vehicle. It should be noted that the two fire trucks are also ALS rated – greatly multiplying the district's ability to save lives of residents they serve.

The district is responsible for performing commercial building inspections on a yearly basis. They also perform residential fire permits which are required for new building, additions, alteration / interior finish, basement finish, repair of damage, new fireplaces, etc. Call 314-514-0900 or use web access – www.monarchfpd.org or www.monarchfirefighters.org.

The district maintains continuous readiness – for instance, they recently completed a test of fire hydrants in MF-CE (picture on the website, in *Neighborhood Events*).

A public education initiative was begun in 2008. Available classes and training include CPR and first aid, training for installing children's car seats, basic survival training in the event of a wide-scale catastrophe, among others. Contact the District if you have interest in using these services (contact info just above).

VOLUNTEERS NEEDED

We still need more subdivision residents to volunteer for two on-going projects.

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 occur.*** 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, setting 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; currently 5 cul-de-sacs have volunteers (Courtleigh N, Kingman Cir, Silverwood Ct, Vineyard Ln, Woodland Field Ct). We still need coordinators for:

| | |
|-----------------------|-----------------|
| Baycrown Ct | Setters Hill Ct |
| Countryfield Ct | Shadyford Ct |
| Courtleigh Ln (South) | Silverwood Ln |
| Fairway Bend Dr | Strollways Dr |
| Long Castle Forest Ct | Thistlebriar Ct |
| Long Gate Ct | Timber Hill Ln |
| Mint Hill Ct | Winterhaven Ct |

Neighborhood Watch. Save this date - a Neighborhood Watch initial start up meeting will be held on Nov 5th in City Hall (690 Chesterfield Parkway West), Room 102, at 7:00 pm. Officer Kim Huffman of the Chesterfield Police Bureau of Community Affairs will lead the discussions as we look at setting up an information network, organization needs within the subdivision, signage, etc. In the week or two after the meeting, we'll determine if we have enough volunteers to establish the program.

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. We feel that Neighborhood Watch will add value to our subdivision. The residents know our neighbor's faces, vehicles and routines; by taking notice we keep all of our homes even safer than they currently are. We need as many residents to attend as possible to hear about this program and how it will work in Meadowbrook Farm / Clarkson Estates. ***Please plan on attending -***

Subdivision Contacts:

Website – www.mf-ce.com

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

Newsletter ads. New this year, we offer business card size advertisements. Funds received are used to help defray the cost of mailing the newsletter. The ads are on the last page of the newsletter. We thank our advertisers for their support.

Trustee email– mfce.trustee@gmail.com

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

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

Future Trustee Meetings. 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.

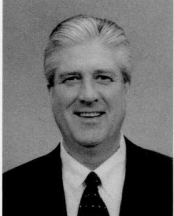

1415 Elbridge Payne Rd., Suite 230
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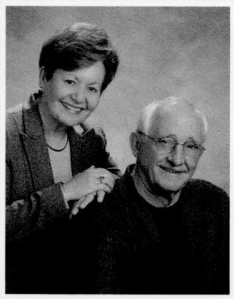
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Your Neighbor in Meadowbrook Farm for 21 Years