



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

October, 2009

Fall arrived on September 22nd- Some bush and tree leaves are already beginning to fill our yards, resulting in many homeowners filling bags of leaves.

Fall beautification project ideas.

Sidewalk edging; our sidewalks look so much better when the lawn is edged on both edges of the sidewalk. This is simply done with a string trimmer or a power tool specifically made for the job. It is not recommended to use a spade to remove turf at the sidewalks edges, as this can cause storm water to undermine the sidewalk.

Tree limb pruning; we have beautiful mature trees, but they still need attention to present a tailored appearance. If unattended, the main trunk (ground to 6' – 8' above) of our trees often sprouts "suckers" that destroy beauty of the tree. It only takes a few minutes per tree to remove these small limbs – but it improves the look many fold.

Subdivision items

- **Yearly Meeting.** October 29, 2009 is this year's annual subdivision meeting. Two trustee positions are up for election, and the annual assessment amount schedule must be approved. Remember, only one vote per household is permitted. Some deadlines are involved – these have been previously sent to all homeowners via US mail, but they bear repeating here:
 - **Oct. 9, 2009.** Request must be received by this date to be placed on the ballot to run for Trustee. Send the request to Trustee US Mail address on page 2.
 - **Oct. 18, 2009.** If you cannot attend the Annual meeting (listed above), you may request an absentee ballot by this date. Send to the Trustee US Mail address on page 2. The letter must contain the homeowners return address on the envelope. An absentee ballot will be sent to you right away.
 - **Oct. 29, 2009.** The absentee ballots must be received at the P.O. Box by this date. Send to the Trustee US Mail address on page 2.
- **Street trees.** Our common ground trustee created a letter to notify any resident who has a dead or damaged street tree (between sidewalk & curb). The city takes care of any of these trees at no cost to the homeowner, but the homeowner must make the request (636-537-4000). The letter has already resulted in the city working tree issues on Country Ridge, our most visible thoroughfare.
- **Cul-de-sac project.** The first order of business was to grade the 19 cul-de-sacs to determine which ones have the greatest need for updates. We received seven ballots (7 coordinators visited & graded all 19 cul-de-sacs). Silverwood Ct. was the cul-de-sac with the greatest need by this polling. Chesterfield has introduced confusion by claiming ownership of 7 of our 19 cul-de-sacs. We are working to resolve this issue with Chesterfield officials.

Indenture.

The indenture is the document that provides a functioning community structure for the subdivision with goals of strong property values and a good quality of life. ***This makes the indenture important to all of us.*** The trustees are entrusted to perform duties as detailed in the indenture. **We thank all residents for their cooperation** when indenture issues arise.

Highlighted Indenture items:

- **Trailers.** We have recently had several instances of trailers parked on the street or in driveways. After homeowners were reminded of the indenture item (Article VI.7) prohibiting such parking, most have gladly removed the trailers from the subdivision (or put them in their garages). We appreciate such 'good neighbor' compliance actions. This greatly improves the aesthetics of the subdivision, which assures a positive reaction of visitors and owners alike. Our subdivision therefore becomes a more desirable place to live, which keeps our property values high.
- **Single Family Homes.** Item VI.1 of the indenture stipulates that our homes may only be used as single family residences; renting space is not permitted. This item is in the indenture to assure that all people living in the subdivision are legal residents. It also reduces on-street parking volume and subdivision traffic.

Hints & Tips.

- **Good neighbor reminders for our drivers.**
 - The speed limit on our residential streets is 25 mph. Be cautious that your speed doesn't 'creep up'.
 - Share the streets with runners and bikers who are in the roadway. Our neighborhood is beautiful, which fosters many runners, bikers and children playing.
 - Please also remember to come to a full stop at each stop sign. There are many children along our streets.
- **Senior discount for trash pickup.** Allied Waste is now extending a discount to their trash pickup services to residents 65 or older. Residents must mail proof of age, along with their addresses, to Allied Waste, 12976 St. Charles Rock Road, Bridgeton, MO 63044. Proof of age is satisfied by a copy of a driver's license.

Area development news –

As reported in the Suburban Journal and the West Newsmagazine, Schnucks has planned – amongst heated debate – a new

location on the 4.27-acre plot of land at the corner of Clarkson and Kehrs Mill roads. The development, contested by immediately surrounding neighborhoods, is planned in a largely residential area with two schools – Kehrs Mill Elementary and Marquette High School – each within 1/3 of a mile. In addition to fearing for their property values, residents contend that traffic will reach unprecedented congestion and pedestrians – especially students – will be at greater risk.

The proposed development reached a fever pitch on June 22 when the Ballwin Board of Alderman approved rezoning the site from residential to commercial. Subsequently in August, it was revealed that Schnucks filed to establish a Transportation Development District (TDD), which would allow the store to impose a special tax on products sold at its store to support road construction to adjust for increased vehicle capacity.

Several residents who live near the southeast corner of Clarkson and Kehrs Mill roads filed two lawsuits against the city of Ballwin regarding the city's approval of a Schnucks store for the vacant site, which is at Ballwin's borders with Chesterfield and Clarkson Valley. One lawsuit asks for an injunction against Ballwin to declare the legislation the Board of Aldermen approved — rezoning the property from residential to commercial — as invalid. The suit also asks for a permanent injunction to prevent the development. The lawsuit claims the rezoning was "arbitrary, capricious and unreasonable." The suit also claims the board's action constituted spot zoning, and that an overlay zoning the board approved was improper. A second suit was filed opposing the creation of the TDD.

In September, the motion to intervene in the creation of a TDD that is being used in conjunction with the development of Schnucks was denied by the St. Louis County Circuit Court. Schnucks responded that the judge indicated the TDD was properly formed under the applicable law in effect at the time the court initially considered the matter. Later that month the attorney for the coalition of residents filed an appeal with the Missouri Court of Appeals, Eastern District. A three-judge panel would be assigned to the case. It is said that the appeal process could take several months.

If you want to be heard - support *for* the development may be voiced through Ballwin's Board of Alderman, and support *against* the development may be voiced both through Terry Grogan, President of Clarkson Crossing Homeowner's Association (wolfgrogan@aol.com) and to Ballwin's Board of Alderman.

Community Items –

J. Seward Johnson's 'The Awakening' Reaches Chesterfield. Chesterfield has announced the addition of a monumental sculpture to the Chesterfield landscape. *The Awakening* by Seward Johnson will be the newest feature of the outdoor art museum of Chesterfield Arts. It will be installed adjacent to Central Park at Chesterfield Parkway and Lydia Hill Rd and will be unveiled on Oct. 10, 2009 with a free family day (see www.mf-ce.com/documents).

As part of the celebration of *The Awakening* arriving in Chesterfield this October, Chesterfield Arts also presents an interactive exhibit of 20 of Seward Johnson's well known bronze figures throughout the community. They are on view through October 31st at the Chesterfield Mall, Sachs Branch Library, City Hall, Chesterfield Arts, Central Park and the Chesterfield Valley Athletic Complex. Many of these fun and life-like sculptures feature people in everyday situations – a little girl reads a book, two painters hard at work, a fisherman looking to reel in the next big catch and many more. <http://www.sewardjohnson.com/site/index.html>

City embraces foot power. Chesterfield has partnered with Trailnet (www.trailnet.org) to determine the best way to connect residents to our recreation areas such as Chesterfield Valley Athletic Complex, Central Park, and the Family Aquatic Center. The second public forum was held on Sept. 16. Some of the recommended projects on the initial route priority list include:

- Multipurpose trail – in the AmerenUE utility corridor (Clarkson to 141).
- Bicycle route. Signage added to Appalachian Trail.
- Bicycle lane. Added to Wild Horse Creek Road

Chesterfield is also currently implementing a plan to have a 17 mile loop in Chesterfield Valley. Currently two segments (4 mile (north of 40) and 2 mile (adjacent to Edison between Baxter and Long)) are complete and in use.

Gumbo Flats Pumpkin Run/Walk. October 23rd is the date for the Chesterfield Chamber of Commerce event offering 5K, 10K, as well as a ½ mile children's event. For more details, go to www.chesterfieldmochamber.com.

Chesterfield Turkey Trot. November 26th is date for this event offering a fun run and a 5K event. Use up some of the calories you'll consume during Thanksgiving dinner. See www.chesterfield.mo.us for more details.

Neighborhood Watch -

Warning: Grab-and-Go Thefts on the Rise. Chesterfield police are reporting an increase in "grab-and-go" crimes. "Grab-and-go" thefts are opportunistic crimes – crimes where valuables are left in plain sight in unlocked cars...too tempting for thieves. Police are warning residents to place all valuables out of sight, particularly cell phones, MP3 players (such as an IPOD), GPS units and laptops. Additionally, the easiest way to prevent a crime of opportunity is by *locking your vehicle and home doors*. This will prevent the "opportunist" crimes against your property and ensure our neighborhood is not desirable for thieves.

Take a look at the Neighborhood Watch program – Go to our website (www.mf-ce.com/neighborhoodwatch.html) to review the documentation there. If you have questions, send an email to mfce.nw@gmail.com.

Subdivision Contacts:

Website – www.mf-ce.com - containing news, schedules, forms, meetings, Neighborhood Watch, documents, etc.

Newsletter ads. Advertisements are available – see last pages of the newsletter. Funds received help defray the cost of the mailing. We thank our advertisers for their support; however, no endorsement is intended or implied by MF-CE trustees.

Trustee email – mfce.trustee@gmail.com

Ask a question, find 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

Trustee Meetings. The most recent meeting was held on September 24, 2009. The current schedule of meetings is October 29, 2009 (Annual), November 19, 2009, January 28, 2010, February 25, 2010, April 29, 2010, and May 20, 2010. Meetings are held in the Kehrs Mill Elementary library at 7:30 p.m. Any changes will post on the subdivision website.

Trustees – Don Baird, Scott Eiler, Meredith McMindes, Mike Olszewski, Michele Withers.

Newsletter contributor – Kim Utz



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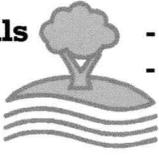


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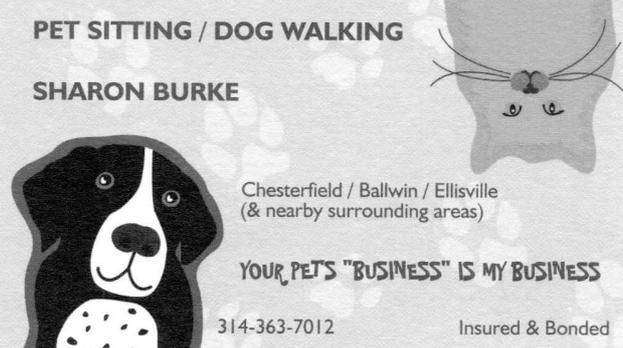
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