



**Fall!** We're getting some early leaf drop, but the grass is still emerald green - due to cool nights, and occasional rain. This can only mean one thing - it's time for the Annual Meeting of the Meadowbrook Farm / Clarkson Estates subdivision.

## Subdivision items -

**Annual Meeting.** (*Note - new date*) October 28, 2010, Kehr's Mill Elementary library beginning at 7:30pm. The agenda will include voting for two Trustees each to 3 year terms, budget presentation, and approval of the subdivision assessment at \$125 per year (no change). The board plays an important role in maintaining the quality of life within our subdivision. We need civic-minded residents willing to give approximately six hours each month to maintain the quality of our subdivision. If you are interested in running for trustee, U.S. Mail your request to be on the ballot - it must be received no later than Oct. 7<sup>th</sup>. If you are unable to attend the Annual Meeting, you may request an absentee ballot to be received by Oct. 19<sup>th</sup>.

**Subdivision Beautification.** Are there any Garden Club members living in our subdivision? Are there people who are good at lawn details? We would like to start a subdivision Beautification Committee. The committee will determine areas that need work, prioritize the projects, etc. The committee will also nominate and pick "Yard of the Month" winners - outstanding yards we all can be proud of. If interested - just send an email to [mfce.trustee@gmail.com](mailto:mfce.trustee@gmail.com).

**Yard of the Month.** Our 1<sup>st</sup> winner was announced in the last newsletter - and we've had 3 more! The "Yard of the Month" program has been in operation since July - the travelling award yard sign has been installed in four yards to date. For a list of winners, go to [www.mf-ce.com](http://www.mf-ce.com) then to the documents page and click on Yard of the Month Log.

**Congratulations to all winners and runner ups!**

**No Leaves in street gutters.** Remember, raking leaves into the street gutters is a Chesterfield ordinance violation. Keeping the street gutters clear is important for many reasons: (1) to prevent clogs in storm drain, (2) leaves are slippery hazards, (3) to keep the subdivision looking good. Please bag any leaves for yard waste pickup. Leaves raked into gutters will result in notification to the city - resulting in a citation.

**Yard Waste.** All yard waste (grass clippings, leaves, tree limbs, bush trimmings, etc.) must be bagged and picked up by Allied Waste. Chesterfield ordinance prohibits dumping yard waste on our common grounds. Please report any dumping you observe (636-537-3000).

**Chesterfield Street Trees.** The city maintains the trees between the curbs and sidewalks; should you notice dead limbs or dead trees, notify Chesterfield (636-537-4000). The trees will be removed / trimmed at no cost to the homeowners.

## Subdivision Indenture.

The indenture is the document that provides a functioning community structure for our subdivision, with goals of strong property values and a good quality of life. When we all

comply with the rules in the Indenture, the aesthetics of the subdivision are greatly improved, which assures a positive reaction from both visitors and owners. Our subdivision therefore becomes a more desirable place to live, keeping our property values strong. *The indenture is 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.

## Selected Indenture Item:

- **Home Appearance.** Indenture article VI-4 requires that we "maintain our homes in good condition and appearance". Since our homes are in close proximity to our neighbors, keeping our homes orderly, in good shape & appearance assures we are acting as Good Neighbors. Appearance items include, but are not limited to, mildew on siding, bags of mulch / soil, stacked containers & pots, painted items that don't match (e.g. garage doors, etc.), missing siding & trim, cluttered porches, etc.

## Hints & Tips -

**Plastic Vent Pipes.** As reported in the Laclede Gas newsletter, vents on some furnaces & boilers installed after September of 1987 could fail. The potentially defective pipes are made of either gray or black plastic with Plexvent, Plexvent II, or Ultravent stamped or printed on stickers on the pipes. If you have any pipes as described, call 800-758-3688.

**Residential Sewers:** An article in the March 2010 Chesterfield Citizen mentions that problems with the sewer from the main to your home (lateral) may be eligible for the Residential Sanitary Sewer Lateral Repair Program. Details and forms may be accessed at [www.chesterfield.mo.us](http://www.chesterfield.mo.us) or call city Planning & Public Works at 636-537-4762.

**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 your driver's license.

## Neighborhood Watch -

**We need captains for the Neighborhood Watch program** - Based on the criminal activities in our neighborhood earlier this year (see items in articles below), we need to activate our Neighborhood Watch (NW) organization so we can more effectively be on the outlook for criminal elements operating in our neighborhood. The first step is to have volunteers to become NW captains. The subdivision is divided in districts with a captain needed in each - see the map on our website ([www.mf-ce.com/neighborhoodwatch.html](http://www.mf-ce.com/neighborhoodwatch.html)). Also, please review the NW documentation. To volunteer or for more information send an email to [mfce.nw@gmail.com](mailto:mfce.nw@gmail.com).

**Area criminal activity.** There has been a considerable bit of criminal activity in and near our subdivision during the last 3-4 months.

**Car break-ins.** This continues to be a crime opportunity and most prevalent in large commercial parking lots. Be sure packages, electronics, purses, briefcases, etc. are out of sight.

**The Circle K gas station was robbed** on Aug. 17<sup>th</sup> (on Clayton just east of Baxter). A suspect was apprehended and the stolen money recovered later that day.

**MF-CE theft.** Three fire extinguishers were stolen on Aug 9 from a home in the 15900 block of Country Ridge Dr. They were later recovered from a neighboring yard.

**MF-CE criminal activities.** In the Spring and Summer of 2010, there were several criminal actions within the subdivision, including break-ins, and burglaries. Use common sense in locking doors (including cars as they contain garage door openers). Remove any valuables from sight inside cars. Be vigilant and watchful for situations that are not normal in our neighborhood. Contact the Chesterfield police if you detect any unusual activities (636-537-3000 - or 911 in an emergency).

**Increasing Home Security.** Use common sense to make your home and cars more secure:

- lock all doors
- lock automobiles (garage openers are inside)
- remove valuables from sight
- if not at home
  - o stop mail (or neighbors pick-up)
  - o stop papers (or neighbors pick-up)
  - o put a TV or radio on timers
  - o put lights on timers
- a barking dog is a great deterrent
  - o real -or- recorded

## Chesterfield News –

**Mural on the Wall.** The actual painting has been rescheduled to the Spring of 2011. As reported in the West Newsmagazine, the new 550 foot levee wall, starting at Edison and Baxter roads, will be the location for a community mural. Chesterfield Arts is coordinating the project which will involve students from up to 30 schools in the 8<sup>th</sup> through 12<sup>th</sup> grades. It will be open to anyone in the community,

**Levee Trail.** A “Citizen” article details the expansion of the pedestrian / bicycle trail segment that currently runs on the north side of Highway 40 from the Chesterfield Athletic complex to the Ice Rink. It is being expanded westward and will connect to the Howell Island Access, providing a total of six miles of trail. The next phase, which will be constructed next year, will continue from the Howell Island Access to Centaur road. Eventually, when fully completed, the trail will be an oval of approximately 17 miles.

**New Chesterfield Park.** As reported in the West Newsmagazine, Chesterfield bought an 18 acre property on the NW corner of Baxter and Old Baxter behind Dierbergs from the Eberwein family. Initial plans indicate approximately two acres will become the cities first dog park. There has been some public outcry as the city plans to demolish some of the properties buildings which include a newer ranch home, a white farm house, a barn and two sheds. Consideration was given to preservation of the existing buildings, but it is estimated that would require \$1 million. The full plan should be completed by the end of the year. Further information will

be available on the city website ([www.chesterfield.mo.us](http://www.chesterfield.mo.us))

**Web mail program.** Chesterfield has a new list-serve that delivers info to your email box. Go to the city website at [www.chesterfield.mo.us](http://www.chesterfield.mo.us), and then click on the “E-Notifications” link on the left side near the bottom.

## Area News –

**Porsche Auto Show.** A Porsche’s show will be held on Sunday October 17<sup>th</sup> on the Sachs Plaza of the Kemp Auto Museum. The show runs from 11:00am to 3:00pm with an admission charge of \$5.00. Food and beverages will be available. See [www.kempautomuseum.org](http://www.kempautomuseum.org).

**Chesterfield organized runs.** Two runs are scheduled in October and November:

**Gumbo Flats Pumpkin Run.** Held on Saturday, October 23, 2010, 8:00am start. The out and back course is located in Chesterfield Valley. There is 5K (3.1 mi) and 10K (6.2 mi) course, as well as a .5mi course for participants 8 and under. Registration is \$20 before 10/8, and \$25 after, including race day morning starting at 6:30am.

**5K Run & 1K Fun Run.** Held on Thanksgiving Morning, November 25, 2010, with start / finish at the West County Family YMCA. The 5K (3.1 miles) starts at 8:30, and follows Chesterfield Parkway and Chesterfield Mall. The course is closed to traffic during the event. 5K - \$21 if before 10/29, \$25 after 10/29. Register at the city hall or on-line at [www.chesterfield.mo.us](http://www.chesterfield.mo.us). No race day registration.

**New Schnucks.** There has been no detectible activity on this project from a legal or construction aspect; the site is located at Kehr’s Mill and Clarkson. There has been citizen opposition due to the legality of tax incentives, and due to safety concerns for students attending the high school located across Clarkson.

## Subdivision Contacts –

**Website** – [www.mf-ce.com](http://www.mf-ce.com) – containing news, schedules, forms, meetings, Neighborhood Watch, documents, etc.

**Trustee email** – [mfce.trustee@gmail.com](mailto:mfce.trustee@gmail.com)

Ask a question, find who to call, etc.

**Board of 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 23, 2010. The next scheduled of meeting is October 28, 2010 at Kehr’s Mill Elementary Library at 7:00PM. Any changes will posted on the subdivision website.

**Trustees** – Don Baird, Scott Eiler, Adam Hale, Mike Olszewski, Austin Peppin.

**Newsletter Ads.** Advertisements are available – see the last page(s) of the newsletter. Per issue business card ads are \$50 & the double size ads are \$100; the newsletter is published quarterly (January, April, July, October). Funds received help defray the cost of mailing the newsletter. We thank our advertisers for their support; however, no endorsement is intended or implied by the subdivision.

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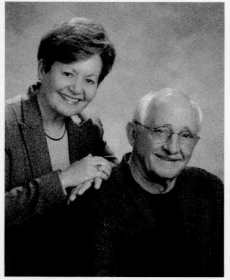
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