



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

September, 2020

Subdivision Items

Annual Meeting: The Annual meeting will be held, Thursday October 22, 2020, 7:30 PM at Chesterfield City Hall. The agenda will include voting for two (2) 3-year Trustee positions, a budget presentation and open question time.

The Assessment for 2020 will be \$120 for the year. This is the same amount as 2019. The assessment was \$115 for years 2012-2018.

Deer Hunting on Common Ground

The Trustees have been discussing for over 2 years the growing population of deer roaming free in our neighborhood and the growing concern for vehicular safety, property damage and spread of lyme disease by deer ticks. The Board will be voting on whether or not to allow a professional deer hunting organization to bow hunt on the common grounds from 10/26/2020-1/15/2021 under various restrictions imposed by the board. Residents are encouraged to attend the October 22, 2020 meeting to learn more about this potential upcoming activity and express their opinions. If you have any questions or concerns please contact the board at trustee@mf-ce.com.

Home Maintenance: The Indentures were created to establish standards for our subdivision. We appreciate resident's cooperation and compliance with all Indenture matters.

Garage Doors and Mold on the Siding. We will continue to address both of these items with individual homeowners using both the indentures and Chesterfield's home maintenance ordinance to encourage repairs or replacement of the garage doors and to clean the siding.

Home Improvement. If contemplating a change to the exterior of your home or property, please send us your completed home improvement application that can be found at <http://www.mf-ce.com/HomeImprovementApp.pdf>

Plastic Bag Recycling Initiative

We have a resident, Lucy Billadeau, that would like to assist our neighborhood in their recycling efforts. Did you know that plastic grocery bags, plastic wrappers, and plastic packing materials such as bubble wrap **CANNOT** go in your curbside recycling bin? Please email your address to Lucy at lucy.ann1156@gmail.com noting you would like to be added to her pick up list. She will pick up on the first day of every month. Just leave these items on your doorstep and Lucy will stop by to pick them up!

Chesterfield Ordinances and Programs

- **Common Ground dumping:** Chesterfield prohibits dumping yard waste on any property including our common ground. Please report any dumping you observe to Chesterfield (636-537-4000). If it is on common ground the subdivision will have to file a complaint, but we need your eyewitness statements. Please email us at trustee@MF-CE.com.
- **Sidewalks:** Please do not block sidewalks with your vehicles at any time, day or night. This is a Chesterfield City ordinance. Forcing those with special needs, walkers, joggers, and bikers to walk around your vehicle creates a liability and safety hazard.
- **Trash Can Storage:** Chesterfield requires that all trash cans be stored in a manner that they are out of view from the streets either in the back of the house, behind a privacy screen on the side or inside the garage. They must be removed from the street within 24hrs from pickup.
- **RV Parking RV:** parking (including travel trailers, motor homes, boats, jet skis and trailers used to transport RVs) is restricted by our neighborhood indentures and Chesterfield ordinance. Please refer to both policies if you plan to park these on your driveway or street.
- **Solicitations:** Solicitation in Chesterfield is legal only if solicitors have a permit from City Hall. Always ask to see the permit. (1-page on city letterhead, with raised city seal). Report any non-permitted activities to the police at 636-537-3000. Also "No Solicitors, No Peddlers" stickers are available for free at City Hall.
- **Diseased or damaged trees:** If any trees between the sidewalk and the curb (i.e. street tree) look like they are dying, please notify the City of Chesterfield. They will trim or remove if required. It is the association's policy to allow for any common ground trees to decay naturally.
- **"NEW" Dumpsters in residential areas:** The placement of any container on or adjacent to residential property shall require approval of a Municipal Zoning Approval. Said permit shall be issued for a period not to exceed thirty (30) days. Extensions may be granted for an additional thirty (30) days. The container must be wholly on the permittee's property. There is no cost for the permit and it must be filed for any existing dumpsters that have already been placed on properties.

Subdivision Concerns

While the Trustees make a review of the conditions within the subdivision, we cannot see all elements and issues that occur on a daily or monthly basis in the neighborhood. Please let us know about any safety issues or indenture infractions as soon as possible. There is an Issues Report on the website that you can use or please feel free to send us an email @ trustee@MF-CE.com.

Common Ground

Common Ground: Common Ground is held in Trust for the subdivision and the Trustees have been granted responsibility for its care and maintenance. The subdivision holds in trust over 68 acres, including 19 cul-de-sacs, walking paths, large grass areas, small park areas, and wooded areas. In most cases the common ground is deemed a “Native Habit” as this provides buffers between a homeowner’s property, other subdivisions, utility right of ways and streets. In some areas we maintain the landscaping, paths and benches, park areas, provide grass cutting, cut trees, mulch shrub beds, for the enjoyment of all. This is one of the largest expenses for the subdivision

Homeowners are not permitted to cut, prune, fertilize, apply herbicides, trim trees, shrubs or other vegetation in the common ground. Planting of shrubs, trees, ground cover, discard of landscape waste, storage of personal items or otherwise altering the condition of the common ground is not permitted. Any variation to these guidelines will require the express written permission of the Trustees prior to any changes and will be reviewed on a case by case basis.

As the common ground is constantly changing, we have established some guidelines on how the subdivision deals with common occurrences.

Tree Trimming and Removal:

- We do not remove live trees on common ground.
- Trees that fall in wooded area of the common ground are left to decay naturally.
- Trees that fall naturally are the responsibility of the owner of the property onto which the tree falls. That is, if a tree from the common ground falls onto an adjacent property, the owner of the adjacent property is responsible for removing the portion of the fallen tree located on their property. The owner is also solely responsible for any damage caused by the fallen tree to their property, such as damage to a fence or other structures.
- Trees that die or fall on common ground on maintained grassy areas will be cut to allow the grass area to be cut.
- Homeowners should not plant any trees on common ground without Trustee permission as this may incur future maintenance obligations for the subdivision.

Grass Cutting by subdivision:

- We will only cut grass on property owned by the subdivision.
- Grass area needs to reach out and touch a street with clear access to the area to be cut.

- Common ground where the grass area provides a buffer between homeowners.
- Grass areas should be open and accessible for the common enjoyment of all residents.
- Resident usage of the grass area will be considered. We continue to look at all areas of the subdivision. While we try to follow these guidelines, each case is reviewed individually.

Please do not discard yard waste or other materials on Common Ground. If you or your children use the Common Areas, please make sure you take out anything that you bring onto it.

ENJOY AND USE THE COMMON GROUND. IT HELPS MAKE OUR SUBDIVISION SPECIAL.

You can view your property as well as all common ground within the subdivision via a St. Louis County website.
<http://maps.stlouisco.com/propertyview/>

Subdivision Contacts

Communication You may contact us by E-mail or US mail. Please remember that board members are volunteers and may not respond immediately. E-mail is the quickest form of communication as we only check the US mail every 7 to 10 business days and this timing will cause a delay in a response.
Website: www.mf-ce.com containing news, meetings, Home Improvement Request forms, Issue Reports form etc.

Trustee E-mail: trustee@MF-CE.com

Resident E-mail Distribution List: We use this email list to send out important time sensitive information to our residents.
To join, send an email message with your name, address and email address to: trustee@MF-CE.com

Trustee U.S. mail.

Meadowbrook Farm / Clarkson Estates, Board of Trustees,
P.O. Box 6781
Chesterfield, MO 63006-6781

Trustee Meetings: The upcoming Annual meeting is **October 22, 2020**. The **2021** HOA meetings will be on **January 28, April 22, July 22, and October 28**. Any additional meetings will be posted on Website if required. Meetings start at 7:30 pm. The current location is the Chesterfield City Hall; changes will be posted on www.mf-ce.com

Trustees: Please *communicate via e mail or US Mail only* at: trustee@MF-CE.com

Scott Eiler - President (Oct 2020)

Kristin Abraham - Secretary (Oct 2020)

Tracey Thrasher (Oct 2021)

Kevin Pfarr (Oct 2022)

Bill Thanner (Oct 2022)