

QUARTERLY GAZETTE

ISSUE 36

First Quarter 2003

PRESIDENT

Kathy Schweitzer

DISTRICT TRUSTEES

1. John Warmbold
2. Vacant
3. Kathleen Schweitzer
4. Harry Farb
5. Beth Campbell-Blethroad
6. Larry Jackson
7. Vacant

AT-LARGE TRUSTEES

Don Dossier

Jerry Goldberg

Skip Hart

Joyce Lehman

Bill Sloan

Philip Treacy

PRESIDENT'S MESSAGE

TO C.I.D. OR NOT TO C.I.D.?

THAT IS THE QUESTION

Whether is nobler to...well, you get my drift. What the questions are, we know. What the answers are, we're not so sure.

What is a C.I.D.? It stands for Community Improvement District and was created by the Missouri Legislature in order to facilitate the generation of tax funds by a non-municipality in order to create capital improvements. Huh??? In plain English, it means that a geographic area can decide to become a tax collecting, political subdivision. Think.. Special Business District.

Why would we want to do this? There are a number of reasons, but the most prominent one is that Old Farm Estates is an aging area in need of some improvements that are not going to be funded by a city, county or state. In addition, there are potentially large, and we do mean large, expenditures of money that might be needed in the future simply to correct some problems. All in all the trustees have looked at this issue along with a lot of others and have come to the conclusion that the future of the subdivision, how well it continues to age and what becomes of it, may very well hinge on our ability to fund various projects. This is where the C.I.D. comes in. It provides a way for us to fund current expenses, future projects and solve problems. It eliminates your assessment fee as such but it replaces it with a tax amount. It will enable us to bring to fruition some projects that have been 20 or more years in the making and allow us to define how the subdivision moves forward on a lot of fronts. In short, it seems like the best way for Old Farm Estates to continue to be a place a lot of people will want to call home.

We have tentatively scheduled the first meetings at Thornhill Library, small room, at 7:30 p.m. on March 4, March 10, and March 18. Please plan to attend one of these meetings where you'll have a chance to ask questions, get answers and have input. I hope to see you there.

Kathy Schweitzer, President

COMMUNITY POLICING OFFICER

Officer Loren Godsil of the St. Louis County Police Department is the Community Policing Officer for our West County Precinct area. His address is LGodsil@stlouisco.com. Loren will take e-mail questions on just about anything that impacts the subdivision adversely i.e., speeders, dog poop non-picker-uppers, barking dogs, barking neighbors, abusive neighbors, whatever. Additionally, he will take info and relay a response on almost anything you can think of. The subject does have to be OFE. For example, the placement of advertising signs on county property would be a valid inquiry.

He also distributes via email West County Precinct news items such as crime updates and subdivision statistics, burglary suspect info, lost children and urgent information. Send Loren your name, email address and home address requesting to be included on the Old Farm Estates distribution list.

Officer Godsil is working on a Citizens Police Academy. It will start March 25, 2003 at 7:00 p.m. at the Villa Dorado Clubhouse at 11744 Villa Dorado and meet every Tuesday until April 29th. There may be a Saturday date for role-playing. More information and applications will be available as plans are firmed up. The academy is designed to give you an overview of the entire department and to give you a chance to see things from the department perspective. Loren states that it's fun and entertaining.

The target date to open the new precinct is April 13, 2003, located at 1333 Ashby Road. It will house all officers assigned to the precinct. There will be no change in the beat officers; service should remain the same, if not better.

The St. Louis County police web page is www.stlouisco.com/police.

Kathy Schweitzer and emails from Officer Godsil

EASTER EGG HUNT

The first all-subdivision party of 2003 will be the Easter Egg Hunt on Saturday, April 19. All Old Farm residents, their children and grandchildren are invited to participate. Over 1,000 colorful candy-filled plastic eggs will be hidden and the Easter Bunny will be there. Thanks go to the Old Farm Trustees for sponsoring this event and to the many other volunteers. If you'd like to help with this event, please contact Susan Morrell (434-0252) or Joyce Lehman (878-7973). Jobs include purchasing candy, stuffing plastic eggs with candy, setting up hunting areas, wearing Easter Bunny costume, etc

Joyce Lehman

OLD FARM POOL

Old Farm Pool membership information letters will soon be sent to your homes inviting you to join this summer. Whether you enjoy swimming, exercise laps, barbecuing, or simply sunning yourself, this is a great way to visit with your neighbors and to give your children something fun to do all summer long. The pool season this year begins on Saturday, May 24, and runs through Labor Day, September 1. The pre-opening Saturdays in May will be workdays. Your help is needed those days, whether painting, sweeping, washing furniture, pulling weeds, etc. For more information, call someone on the Recreation Committee - Doug Roth (878-1887), Skip Hart (434-5489), Michele Tischer (434-6307), Joyce Lehman (878-7973), Wayne Hause (878-1685), or Karla Reichelt (434-4207).

Joyce Lehman

FARM TRAILS GARDEN CLUB

Several years ago the garden clubs of Old Farm and Green Trails subdivision ladies combined into one group and created this new name.

All ladies are invited to join this group at their monthly meetings on the second Monday of the month. We meet around noon in members' homes or carpool for field trips to nurseries or other places of interest. For more information, call Jan Conant (576-7590).

Joyce Lehman

A BRIGHT IDEA

While driving about the neighborhood recently, I've noticed a lot of yard lights are not working. I've also noticed that where lights are working, the area is brighter and more attractive. Some of our streets are dark. Wouldn't it be nice in Old Farm Estates if all of the yard lights were working again? Lighting contributes to safety, security and the charm of the neighborhood.

Streetlights vs. Yardlights - Originally, the subdivision was developed using gas yard lights for maximum distribution of light. A few larger streetlights have been added over the 40 years to light some heavily congested intersections.

Unfortunately, the initial cost to place just one streetlight currently runs as much as \$4,000 or more. This amounts to almost 10% of the subdivision's annual budget. With 558 homes in our neighborhood, the trustees feel it is important for everyone to maintain a working yard light.

Gaslight Conversion - If you would like to convert a gas light to electric, Yardbright Company 426-6115 will do the job for \$198. The conversion will save you more than \$10 per month in utility costs. Gas lights cost about \$12 per month to operate, while a low-voltage electrical with a day/night sensor can operate for about \$1 per month.

Repairs - If you need parts to convert or repair a lamp, Gas Appliance Services (567-6260) in Westport has adapter fixtures, light sensors and transformers. A complete set of parts costs about \$120 (so the Yardbright price is very reasonable since they install the wiring and parts for you).

If you have an electric yard light that needs repairs, call me. I will repair and or diagnose your problem at a bit more than the cost of parts. The last several that I repaired averaged about \$25 to repair.

Ed Shimamoto (205-1990)

HOUSE AND GARDEN TOUR

We will have our second Old Farm Estates House and Garden Tour on Sunday, June 8. If you have remodeled your home, and would be gracious enough to open your home to your neighbors, we would be very grateful.

The main purpose of the tour is to share ideas for improving our homes and neighborhood. Maybe there is a project you would like to do, but can't quite imagine it. This may give you the opportunity to see how someone has done that same thing to his or her home. Someone mentioned to me that they would like to see a two-story home that has created a place for a washer and dryer on the first floor rather than the basement – maybe you have done this. It is not required that you open your entire home - it can be just one room! If you have done more and want to share it all, it would be great. It is entirely up to you.

Also, we would like to have some gardens on the tour. As we drive around OFE, we are unable to see the beautiful landscaping in so many of the backyards - everything from whimsical to serene. Please call Sue Jackson (878-4068) with any questions, or to offer your home or garden for the tour. I look forward to hearing from you!

Susan D Jackson

OFE GRAPEVINE
or
LETS HEAR FROM YOU

Place this address in your email address book. oldfarmestates@aol.com. OFE is testing an electronic distribution method to let you know what is happening in our area such as storm water issues, common grounds, recreation, neighborhood watch etc. Do you have a question, concern or comment for the trustees? Just use this address and the appropriate trustee or chairperson will be contacted.

Bill Sloan

The trustees have decided to rename our newsletter from the Gazette to the Quarterly Gazette to reflect its new periodic distribution. Each issue will be named according to the quarter, such as First, Second, etc. Since we have proceeded from two to four issues per year, we are reaching out to you, our residents, improving our communication and the promptness of the information. As described in the President's Message, much will be happening in our subdivision. Neighboring subdivisions are undergoing reorganizations in their indentures and trustee organization. We want to keep you informed. However, communication involves residential participants. Let's hear from you.

Jerry Goldberg

STORM WATER PROJECT

Soon, you will see construction going on above or below Weatherfield Drive for a project that has been in discussion for over four years. It started with an erosion problem in Seven Pines subdivision requiring a special assessment by Seven Pines. They proceeded with an engineering study and subsequent negotiations with OFE trustees (to protect our interest) and MSD along with financial and management help of St. Louis County.

St. Louis County Highways and Traffic Department has obtained bids and selected a contractor to perform a storm water project in Old Farm Estates and Seven Pines subdivisions. Phase One, to place the creek that runs from Seven Pines swimming pool area to the north end of Weatherfield Drive through 1200 feet of four foot diameter concrete pipe. This pipe will connect to the pipe that now carries the creek water under Weatherfield Drive. Phase Two, to connect 300 feet of five-foot diameter concrete pipe to the south end of Weatherfield Drive to continue carrying the creek downstream. An energy dissipater will ensure the outflow water velocity does not exceed the current water velocity. Also included is the construction of a retaining wall on private property adjacent to the energy dissipater. Planting of new trees and scrubs will enhance the appearance and safety of the area.

Seven Pines and St. Louis County will pay Phase One. St. Louis County will pay Phase Two. Both phases will be constructed by the same contractor as one contract under the control of St. Louis County Highways and Traffic Department. When the project is completed and approved by MSD, MSD will accept maintenance responsibility. The OFE trustees will continue their liaison with St. Louis County through construction and MSD acceptance. Status reports are given at each trustee meeting and at the biannual general meetings.

George H. Smith

AREA ROADS UPDATE

The following is a summary of expected completion dates for major roads in the vicinity of Old Farm Estates. The data was obtained from various government sources

PAGE AVENUE Bennington to Highway 94 in St. Charles. Opening date is late 2003. Funding - State 20% Federal 80%.. Note - A portion of the bridge structure will be floated into place requiring a minimum Missouri water depth. As the water level is presently below this minimum, the completion date may be later.

MARYLAND HEIGHTS EXPRESSWAY Formerly named the Earth City Expressway, is between Page Avenue and Highway 70. Maryland Heights is funding 100% of this project. From near Marine north to Highway 70, the expected date is spring 2003. The remaining section south to Page completion date is late 2003.

HIGHWAY 141 FROM LADUE TO OLIVE Funding from Missouri is not be available until 2015

HIGHWAY 141 NORTH OF OLIVE TO PAGE This road is an extension of Highway 141 connecting with Maryland Heights Expressway. No state or local agency is willing to assume construction responsibility. However, our state senator John Loudon is working with Maryland Heights, Chesterfield, St. Louis County and MODOT to accelerate this development.

Don Dosser

STREET GUTTERS

The trustees need to emphasize the importance of removing debris from the street curb along your property. First, it improves the appearance of our subdivision. Secondly, items such as gumballs and tree limbs disrupt the water flow to the street sewers. Eventually, either the sewer openings or discharge from the sewers can become clogged. Please do you part in maintaining the appearance and functionality of the curb drainage.

Don Dosser

TREES AND SHRUBS ALONG SIDEWLKS

Not many subdivisions have the advantage of well-maintained sidewalks such as exists in Old Farm Estates. Because many people walk and bicycle on these areas, we need to keep the trees and shrubs trimmed back from the walkways. For safety, keep tree branches a minimum of seven feet above the sidewalk. Pay attention to areas along the edges of the sidewalk where a person could fall into branches and cause personal injury. Gumballs are another nuisance on the walks resulting in personal injury. Periodically, please cleanup these gumballs.

We are proud that Old Farm Estates is a great place to live.

Don Dosser.

PARKWAY SCHOOL DISTRICT SPACE NEEDS

On March 6, at 7 p.m. at the Central High School, Parkway School Board will hear recommendations from the Citizens' Committee on Space and Enrollment issues. This will be a VERY important meeting. Parkway School District is facing a number of challenges as it relates to school utilization, class sizes and possible redistricting. These issues affect Old Farm Estates. Fern Ridge School is at the top of the list in the "Do Something Now" category. What they decide to do will directly affect all OFE residents as it relates to our subdivision. They are also seeking input on issues of over and under-utilization of schools, in particular Ross. A change of school districts from North to Central as a whole or in part seems to be a real possibility. It behooves everyone, whether or not you have children in Parkway schools, to attend this meeting and voice your opinion on these recommendations.

Kathy Schweitzer

TRUSTEE MEETINGS

Thornhill Library
Tuesday

Small Meeting Room 7:30 p.m.
March 11 April 8 May 13

An opportunity to talk and meet with your trustees. Our meetings are informal, all residents have the right to ask questions, and express any concerns.

QUARTERLY GAZETTE
OLD FARM ESTATES
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