

# QUARTERLY GAZETTE

ISSUE 40

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First Quarter 2004

## PRESIDENT

Kathy Schweitzer 576-5891

## DISTRICT TRUSTEES

1. John Warmbold 434-5115

2. Vacant

3. Kathleen Schweitzer 576-5891

4. Karla Reichelt 434-4207  
Nominee

5. Dan Bellows 469-8087

6. Larry Jackson 878-4068

7. Vacant

## AT-LARGE TRUSTEES

Jerry Goldberg 434-2566

Skip Hart 434-5489

Joyce Lehman 878-7973

Malcolm Moffat 579-9640

John O'Reilly 878-7231

Bill Sloan 878-3684

Ben Ulrich 434-5395

## Administrative Assistant

Helene Jacobson

## THE PRESIDENT'S MESSAGE

I thought about this one for a long time. "What could I say that would make people sit up and take notice?" I wondered. "What would keep you from consigning this issue of the Gazette to the 'round file'?" I pondered. Then it hit me...LET'S TALK ABOUT MONEY! Specifically, let's talk about money and the way it relates to the subdivision.

I think, at least I hope, that most of you are aware that within the last few years, the trustees have looked at the subdivision and the money we take in and the expenditures we put out. The trustees have also looked at the money that might be needed in the future to maintain, upgrade, improve and/or retain items in the future. The conclusion we have come to this...the probability is that we will need to increase the money taken in over time to accommodate an increase in the money spent over time. Sounds pretty simple, huh? Well in fact it is not.

The way in which we, as a subdivision, decide to increase our revenue stream is dictated by our Indentures. These Indentures also stipulate the manner in which we, as a subdivision, choose to deal with certain issues such as; pool membership and operations, meeting times, expenditures for large projects, and dealing with "nuisance" items. That's not necessarily a bad thing. The indentures seem to have been pretty well written and seem to have a reasonable framework within which to work. The one issue that they don't seem to be very reasonable about is money. The original indentures set the upper limit for assessments at \$50 per lot per year. Probably a reasonable amount for a new subdivision back in the 60's.

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## Continuation of President's Message

By the 1990's however, it became evident that the \$50 limit wasn't going to cut it indefinitely. The trustee's then spent a considerable amount of effort in obtaining the necessary 2/3 "yes" votes in order to amend the indentures to reflect a higher amount, the \$100 current limit. Is that \$100 enough to currently meet our expenditures? To paraphrase, "the lord willing and the creek don't rise". In other words, yes, barely. Will it be enough in the coming years to deal with budgetary expenses? Probably not. What will happen then?

If we are able to garner enough support via 2/3 "yes" votes then at some point, someone will have to pick another limit. That is an option. The long story short is, expenses rise over time. Income that doesn't rise to meet these expenses results in a budgetary shortfall or 'deficit'. If you have a reserve amount, these shortfalls can be met. If you don't then something has to go.

The adoption of a C.I.D. is another option. It provides for a more flexible financing structure over time and the ability to more specifically deal with some issues. It is however, not without some complications. In essence you would be creating a "fifth class city" so to speak. With that comes all sorts of requirements and rules and provisions, none of which are to be taken lightly. A survey is going to be sent out, in which we hope to compare, as much as we can, the costs of path verses the other. I urge you to read it and send it back to us. It is imperative that your input be heard. I would also urge you to read your copy of the indentures. If you don't have one, we will get one for you.

There are a variety of ways to approach any issue. This is also the case in this instance. You all will ultimately determine which way that happens. I'm not one for throwing out the baby with the bath water but sometimes the water might need to be changed.

That being said however, you'd better pay attention to where you're throwing the old water out. You don't want to create a muddy mess, either.

Kathy Schweitzer President

## **OLD FARM ESTATES IT ISN'T BY ACCIDENT**

Our subdivision is in its 39th year. For most of that time, there have always been fifteen trustees responsible for making the decisions that made certain there would be a future for Old Farm Estates. By that, I mean that the assets belonging to us would be maintained; whether it was the common grounds at the entrance or the driveway leading to our pool, the playground for our children, or the pool and the area surrounding it.

When funds were needed, it was the trustees that went door to door, selling the need for an increase in our assessment, to accomplish the above. And I know there are other tasks that took the time of those fifteen people. I have been a trustee for thirty years and have rarely regretted the hours spent. Now, though, I feel that we may be losing our desire to work for the good of Old Farm. We appear to have fewer people willing to give a few hours of their time to insure that our property values continue to grow.

Prospective buyers don't just look at the third of an acre they're investing in. They view the whole picture. In May, there will be an election of at-large trustees. Eight positions will be open. There NEVER should be a shortage of homeowners competing for those spots. We should never be short of homeowners willing to work for the good of our subdivision. It is a shame when we can't come up with people willing to insure the future of Old Farm Estates. We haven't prospered by accident.

Ben Ulrich

## OFE WEB SITE

A local Real Estate company and a local bank are providing a web service for subdivisions. The OFE address is [www.oldfarmstates.com](http://www.oldfarmstates.com). Although not required, the sponsors did not seek our permission. A web site disclaimer states that the site is not the official site of OFE. We agree that this site can be useful to OFE particularly for the selling of unneeded items or seeking services. The trustees are not endorsing the site. We also do not want to show favoritism toward a commercial business. Regarding the placement of ads, at what point does commercial business vs. personal interest cross the line? There is no guarantee who is posting data or the validity of such information.

Jerry Goldberg,

## GAZETTE MAILING

It has always been the trustee's intention that the *Gazette* be distributed to all residents of this subdivision. Unfortunately we were unable to identify the non-owner residents and those residents did not receive this paper. Thanks to the efforts of the City and Village Tax Office, we now have the capability of identifying those residents by address. Resident name was not provided. Starting with this issue, all homeowners and residents are receiving the *Gazette*.

As a reminder, all residents are entitled to ATTEND and SPEAK at all trustee and general meetings. However, non-owner residents cannot vote on any subdivision matters such as indenture modifications, OFE Officers or at trustee or general meetings.

In the event that you receive two copies of this paper please inform me at 434-3566 or send an email to [jerfransl@cs.com](mailto:jerfransl@cs.com).

Jerry Goldberg

## DISTRICT 2 AND DISTRICT 7 TRUSTEE VACANCIES

These districts do not have representation on the Board of Trustees. (See Subdivision Directory for district boundaries) Without this representation, unless a homeowner attends a Trustee meeting, there is no way to address any problems existing in these Districts. District Trustees serve as a means of communication between the Board and homeowners in their district. They also provide input into matters that concern all of Old Farm Estates. Our next meeting is on March 9. Submit your name.

Ben Ulrich

## OLD FARM POOL

The pool season this year begins on Saturday, May 29, and runs through Labor Day, September 6. 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

## EASTER EGG HUNT

The first all-subdivision party of 2004 will be the Easter Egg Hunt on Saturday, April 10. 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 Alicia McColl (434-6721) or Beth Campbell-Blethroad (878-7176). Jobs include purchasing candy, stuffing plastic eggs with candy, setting up hunting areas, wearing Easter Bunny costume, etc.

Joyce Lehman

**QUARTERLY GAZETTE**  
**OLD FARM ESTATES**  
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### LET'S HEAR FROM YOU

Residents are encouraged to send articles to the editor at [jerfransl@cs.com](mailto:jerfransl@cs.com) for publication in the Gazette. The trustees require the author's name to appear on all articles. Include in the email subject line 'OFE Editor'.

Jerry Goldberg

### NOMINATION FORM FOR AT-LARGE TRUSTEES

The City and Village Tax Office mailed a form letter in January to the homeowners of OFE. If this form was not received, contact the City and Village Tax Office at 314 739-4800. The form must be returned no later than 60 days before the election date of May 25, 2004

Kathy Schweitzer

ALL MEETINGS HELD AT THORNHILL LIBRARY – 7:30 PM

### TRUSTEE MEETINGS

Small Meeting Room

Second Tuesday of each month

*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.*