

QUARTERLY GAZETTE

ISSUE 41

© May 1, 2004

Second 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
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
Ben Ulrich 434-5395

Administrative Assistant

Helene Jacobson

THE PRESIDENT'S MESSAGE

COMMUNITY IMPROVEMENT DISTRICT (CID). VS. INDENTURE CHANGE:

An informal meeting of trustees was held at Dan Bellow's home on Sunday evening, April 4, to discuss this subject. New information about CIDs indicated that revenue generation would be limited to maximum of \$.85/\$100 valuation. This sounds okay now but in the future, this might not be adequate. A CID is a lot of work to create and to set up correctly. Robinwood West was the first CID and they are now realizing some things they should have done differently. Currently, our indentures are vague about many things but yet specific about others (example: trustees meet 7:30 p.m. on the second Tuesday of each month). We want to facilitate future growth and that's almost impossible with current requirement of 2/3 approval of ALL lot owners votes, not just the ones cast. Thus, a non-vote is counted as a NO vote. At a previous meeting, the trustees voted to pursue a CID. At the trustee meeting on Tuesday April 6, two motions were made:

Motion made, seconded and passed that trustees favor changing the indentures as opposed to forming a CID.

Motion made, seconded and passed that the trustees would support a vote (by the lot owners) to change the indentures to allow them to be changed with a 60% "yes" vote of the votes cast.

(This is a provision of our current indentures for a one-time assessment vote.) Our present indentures define the percentage as all lot owners. The new definition is based upon votes cast.

Continued on page 2

DID YOU SEE THE EASTER BUNNY?

The first all-subdivision party of 2004 was the Easter Egg Hunt on Saturday, April 10. Many Old Farm residents, their children and grandchildren came to the ball fields, despite the rainy weather. Colorful candy-filled plastic eggs were everywhere! Thanks go to the Old Farm Trustees for sponsoring this event, to organizers Alicia McColl and Beth Campbell-Blethroad, Easter Bunny Olivia Nicholson, Coldwell Banker/Gundaker agents Jim Moll and Kathy Renaud for their generous attendance prizes, and the many other volunteers

OLD FARM POOL

Old Farm Pool membership information letters have been 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 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)
Karla Reichelt (434-4207).

Joyce Lehman

President's message – continued

When change is submitted to Old Farm residents for voting, a cover letter would be included that explains why change is needed and possible upcoming votes. A committee was formed to compose this letter: Dan Bellows, Karla Reichelt, and Larry Jackson.

STORM WATER AND EROSION

STORM WATER: George Smith reports that as of this date there is still a "stalemate" between St. Louis County, the contractor and the EPA. The EPA is insisting on a fine for \$108,000 from the county and the contractor. Apparently, the work proceeded without the knowledge of the EPA. The \$108,000 fine is in negotiations; St. Louis County has offered a smaller payment

A retaining wall at 13xxx Roundstone, is to be built to correct a steep drop off as part of this project. It continues to erode and has become a hazard to the neighborhood.

Complaints were received from a Barnhill Court resident stating that trees are falling downward into the "canyon". George Smith will check into this situation and contact St. Louis County for possible action.

George Smith will investigate the culvert under common ground driveway, erosion into the ball field and dirt covering the sidewalk on the Bookbinder hill.

Minutes of Trustees Meeting

END-OF-SCHOOL PARTY

An "End of School" Party will be held the afternoon of June 4 at the pool. All Old Farm kids were invited for games, food, and swimming. If you'd like to help with this event, contact Vicki Jakob (576-7117) or Beth Campbell-Blethroad (878-7176).

Joyce Lehman

DELINQUENT ASSESSMENTS

In February, the trustees discussed assessment payments and the filing of liens against the properties by City and Village on our behalf. Kathleen Schweitzer, our president, stated that we filed several liens last year against delinquent assessments and that City and Village sent a statement indicating which homeowners had not, as of January 20, 2004 paid their assessments. She indicated that those people who had been filed on last year, had in some instances still not paid these delinquent assessments. As of February 9, there are, 26 delinquent accounts. Of those 26, 5 are still delinquent from the period 1/1/2003 through 12/31/2003. A trustee questioned the procedure for following through with the delinquencies?" Kathleen stated that City and Village, as per their letter accompanying the report, has sent notice of past due assessments unpaid to these homeowners. She noted when a notice is sent, they are assessed interest and penalties and in the instances of those unpaid from last year, where liens have been filed, an additional \$80 is charged. Kathleen stated that the trustees had voted and approved some time ago to allow a 90-day period for delinquencies before filing liens against the property.

February Minutes

WELCOME WAGON

Malcom Moffit stated that many of the new homeowners are refurbishing their homes. (Perhaps these owners would participate in our next open house tour)

WALKING PATHS

A reminder that we have two mowed walking paths on the common ground. One runs east and thru the ball field to Polo Run. The other path runs from the pool parking lot to Creve Coeur Mill Road. Enjoy!

Larry Jackson

FOR SALE SIGNS

It is an accepted practice that signs only be displayed on the home's front yard. On open house days, they can be displayed on corners and on common grounds. On other days, they must be removed from the common grounds. Incorporated municipalities will fine Real Estate agents for displaying corner signs on non-open house days. As Old Farm Estates is part of unincorporated St. Louis County, the trustees are investigating the legality of displaying these signs on non open house days.

NEIGHBORHOOD IMPROVEMENT COMMON GROUNDS

Joyce Lehman reported that the GardenClub has planted flowers along the subdivision entrance.

Kathy Schweitzer reported that the parking lot adjacent to the pool would be resurfaced. Unfortunately, the effort cannot be started until other work at the pool is completed.

GENERAL MEETING MAY 25

At the general meeting, the trustees will lead a detail discussion of why the trustees are replacing the pursuing of a CID organization and proceed with a change in the indentures.

You will learn why the trustees have difficulty in the improvement, cleanup or enforcing common sense courtesy in our subdivision with our present indenture rules. Numerous times at trustee meetings, residents often assume we are able to intervene more extensively than we actually can. Unfortunately, our hands are tied by the indentures and with a positive vote for the changes; it will be easier to modify the indentures for the betterment of OFE.

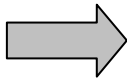
All residents have a say in our subdivision governance. However, indentures require that only lot owners can vote.

QUARTERLY GAZETTE
OLD FARM ESTATES
13009 Musket Ct.
St. Louis, MO 63146

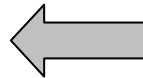
RETURN SERVICE REQUESTED

PRESORTED
STANDARD
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ST. LOUIS, MO
PERMIT NO. 5255

ALL MEETINGS HELD AT THORNHILL LIBRARY – 7:30 PM



GENERAL MEETING May 25



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.