



QUARTERLY GAZETTE



www.oudfarmestates.org

ISSUE 49

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First Quarter 2006

PRESIDENT

Kathy Schweitzer 576-5891

DISTRICT TRUSTEES

1. Jerry Goldberg 434-2566
2. Lynn Reyner 878-9095
3. Kathy Schweitzer 576-5891
4. Karla Reichelt 434-4207
5. Dan Bellows 469-8087
6. Larry Jackson 878-4068
7. Vacant

AT-LARGE TRUSTEES

Sam Craig 576-1514
Nancy Gray 434-8223
Skip Hart 434-5489
Joyce Lehman 878-7973

PRESIDENT'S MESSAGE

There is so much in this issue and I don't want to take up too much space, so I'll be brief.

If you attended our General Meeting recently (and you can read more about it in this issue), you'll know there were some good presentations given by various members of our St. Louis County Government staff. I hope all who attended came away with information they can use.

Unfortunately, we were not able to have anyone from Great Rivers Greenway or Civitas at the meeting to go into more depth on the subject of a proposed biking/hiking trail crossing our common ground. The long and short of it is that the preliminary proposals presented to your trustees late last year are still just that, preliminary. Inasmuch as we have granted them permission to conduct a survey (only) of the common grounds, I spoke with Patrick Owens of Great Rivers Greenway recently to see if they were any further along in their efforts to have this completed. He stated to me that they had released requests for qualifications from engineering firms for this task and that those they had received back would be presented in their next board meeting in May. He also said that this would be the meeting (or shortly thereafter) when they would decide if they had money in their budget for this survey to take place this year. If not, he indicated that it might be next year before even the survey would occur.

Rest assured that your trustees have stipulated any "final" plans they may ultimately formulate regarding this proposed trail will be presented to everyone in the subdivision for their input. I've said it before and I'll say it again, while the trustees are generally in favor of the idea of a trail, we want to make sure that this is something beneficial for and not detrimental to our subdivision residents, current **and** future. Have a great spring!

Kathy Schweitzer President

ANNUAL EASTER EGG HUNT

2006 Old Farm Easter Egg Hunt

The annual Easter Egg Hunt at the Old Farm Pool was a big success again this year. It was held on Saturday, April 15 at 11:00 am and attended by more than 100 Old Farm children and grandchildren. It was great to see the newer/younger residents and their children mingling with the long term/more seasoned residents and their grandchildren. The Easter Bunny again put in an appearance. Kathy Renaud and Jim Moll of Gundaker, Coldwell Banker Realty provided hundreds of dollars in attendance prizes. We thank them for their continued support. I also want to thank Beth Campbell Blethroad for spearheading the effort and all of those who helped her to stuff eggs and hide them the morning of the hunt. Thanks also to Olivia Nicholson for helping out.

Karla Reichelt

YOUR RESIDENTS AT WORK

Perhaps you've seen them. Residents in old and tattered clothes picking up beer bottles, soda cans and other trash along our common grounds. No, they are not reselling the items. They are just another group of the 'silent' volunteers interested in the maintenance of our subdivision. So thanks to Gerry Burmeister, Larry Chervitz, Don Dosser, Jerry Goldberg, Bill Irwin, and Scott Mayberry. Larry moved into OFE two months ago and the trustees appreciate that a new resident has immediately volunteered.

Jerry Goldberg

NEW NEIGHBORS?

Please contact Nancy Gray our new Welcome Committee chairperson when you have a new neighbor. She will personally greet new homeowners into OFE, welcoming them into the community, alerting the owners to our web site and getting them familiar with the neighborhood. This Committee often provides new homeowners with a copy the OFE Indentures, a homeowner's directory, and other useful information, such as past copies of the *Gazette*.

The City and Village Tax Office provides our *Gazette* mailing labels. The labels represent owners of a residence and not renters. If you are aware of a current or new renter, please inform the editor at jerryfrang@sbcglobal.net. Upon receiving the name or address of a renter, I'll add that information to a file that I maintain for the *Gazette*.

Jerry Goldberg

SWIMMING POOL

Old Farm Pool membership information letters have been sent to your homes inviting you to join this summer. Swim team information was also included. 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 27, and runs through Labor Day, September 4. The pre-opening Saturdays in May will be work days when your help is needed painting, sweeping, washing furniture, pulling weeds, etc. For further information, call me at 878-7973.

Joyce Lehman

OFE DIRECTORY PUBLISHED

The bi-annual Old Farm Estates subdivision directory has, finally, been published and delivered to the homes in the subdivision. Considerable effort has been made to update the directory with accurate information. However if you should find any inaccuracies or have not received a directory, please contact Sam Craig via email at samcraig@mbemail.com or by phone at (314) 576-1514.

Hats off to the following for their hours of acquiring, cross checking and entering the data into the computer: Malcolm Moffat, Karla Reichelt, Larry Jackson and Joyce Lehman. Also thanks to the many trustees for the door to door delivery of the directories.

Please note the advertisers in this year's book. Our thanks to them for helping bring the directory to you. Please patronize our sponsors whenever possible

Sam Craig

THE GAZETTE

I apologize for the lateness of this First Quarter issue. We felt that since there was not much to report for an issue in March, that we should wait for information that is timely and of importance. Consequently, the trustees decided that we should publish after the April general meeting and report on the discussions that occurred.

Jerry Goldberg, Editor

THANK YOU HELENE!

The trustees want to thank Helene Jacobson for long tenure, experience and expertise in her position as Administrative Assistant. With electronic media becoming more pronounced, the trustees have decided to archive pertinent subdivision information on microfilm and to send other info via email. With that, decision came the elimination of the need for an administrative assistant. Gone are the days when the president would hand write the meeting agenda, or the secretary would run over with the minutes of that month's meeting, and give them to Helene, who would type it up and mail it out to the others. I personally would like to thank Helene Jacobson for all of her efforts throughout the years and I know others do too.

Kathy Schweitzer President

STREETS AND SIDEWALKS

Streets: The County confirmed that Old Farm Estates Drive/Bookbinder is scheduled for the 2006 seal coat program.

Sidewalks: Three sidewalks were reported as needing repair: including the sidewalk on the east side of the pool area.

Sidewalks that appear to be a safety hazard are immediately repaired with asphalt as an interim step. They will be added to the county's budget to be replaced with concrete (Target 2007 Budget.)

If tree roots are the cause of pushing up sidewalks, the County understands it is our desire to work closely with them to not automatically cut down trees but to help preserve our mature trees growing in the grassy right-of-way.

Also, those pesky gumballs. Take pride in the appearance of your property. Don't be responsible for an accident. It's amazing how a clean walkway improves our subdivision and shows that we care not only for ourselves but also for our neighbors. Thanks for your cooperation.

Finally, a thank you to the residents for cleaning up when your favorite pooch leaves a deposit on a neighbor's property.

Lynn Reyner

GENERAL MEETING APRIL 19, 2006

Kathy Schweitzer opened the meeting by thanking Lynn and Douglas Reyner for walking the subdivision and distributing the meeting flyers. Perhaps this was the reason we had a large turnout of 55 residents.

The St. Louis County Older Resident Program (CORP)

This program was presented by:

- Jody Holborow, CORP Coordinator, Office of Family and Community Services 314-995-6014
- Terese Labovitz CORP Coordinator, Office of Family and Community Services 314-615-4435 • E-mail TLabovitz@stlouisco.co
- Lori Fiegel Division Manager of St. Louis County Planning. 314-615-2520
- Victor Kalk Office of Family and Community Services, Home Care and Repair. 314-615-7446

Discussion centered on how the county can help its residents, maintain a vital, vibrant and economic community. Specifically, services are provided for transportation, home maintenance and subdivision, incorporated and unincorporated assistance in planning. Maps can be produced for planning such as annexation, locating rental properties or plat surveys.

Planning may be defined in a six step process.

- Plan the plan
- Define your purpose
- Gather and analyze information
- Identify issues/ goals / priorities
- Develop an action plan
- Implement, monitor and evaluate

The healthiest neighbors are those homes with a high resident ownership. OFE, with an owner rate of 97% is very high relative to the rest of St .Louis County. St. Louis County has one of the most difficult government structures in the US governance and boundaries with 91 communities, and a boundary commission. Plans for the next annexation process are due by June 30.

The St .Louis County Home Care and Repair is a job-matching program to provide reasonably priced minor home repairs and domestic services. Fees are arranged between customer and worker. Residents must be 60 years of age or older. Contact Mr. Kalk Monday-Friday 8:30 am 12:30 pm. 615-7446. A few of the services offered are carpentry, gutter cleaning, painting, roof repair, tree service and housecleaning.

The Aging Services Academy of St. Louis County offers Computer classes. Contact Karen Bono at 314 615-4474

CORP also offers legal services 314 615-0931 and income tax assistance 314 615-7457. There are income qualifications for participation.

A complete listing of the services offered by CORP is available at www.stlouisco.com/dhs/CORP.html

The booklet “Saint Louis County At Your Service” detailing the services offered by the county can be obtained by calling 314 615-5000. (continued on next page)

Town Hall Meeting (from previous page)

A Town Hall Meeting will occur at Craig Elementary School 1492 Craig Road on May 10 at 7:00 pm. A MODOT representative may be present to answer questions regarding the 141 improvements south of Olive and the Maryland Expressway tie-in to Creve Coeur Mill Rd.

Homestead Preservation Credit: 2006

The Homestead Preservation Credit gives qualified senior citizens and 100 percent disabled individuals a credit on their real estate property tax if those taxes increase 2.5 percent in a non-reassessment year or 5 percent in a reassessment year. The credit would be for the amount that exceeds the 2.5 or 5 percent increase in taxes. The act requires a legislative appropriation to fund the credit. If the funding is less than 100 percent, the credit will be a flat statewide percentage based on the appropriation amount. This credit will be applied against the taxes for the following year.

You must pay your full tax in the year you apply in order to receive the credit the following year.

Qualifications of age, income, residence and paid property taxes can be obtained at 314 877 0177. Forms can be downloaded from the web at www.dor.mo.gov/tax/personal/homestead/

The Missouri Department of Revenue administers two real estate tax assistance programs, the Missouri Property Tax Credit Claim (Circuit Breaker) and the Homestead Preservation Credit.

You can only receive one of the credits.

You should determine which tax credit program is more beneficial to you before you file for either credit.

Due to legislative changes, the 2006 credit will again be based on the increase in real estate taxes from 2004 to 2005. If you already filed for the 2005 credit, you can file again in 2007 and every year after that as long as you meet all qualifications.

OFE Walking and Biking Trail Presented by Kathy Schweitzer

The Great Rivers Greenway Trail project (formerly known as the Metropolitan Park Department) has been granted permission to survey our common ground. The project company CIVITAS did not provide a survey status in time for this meeting; the trustees have not heard if the survey has been started. Kathy distributed a preliminary trail alignment. Property owners impacted by the survey or those with property next to the trail will be notified by the trustees. The final trail alignment will be an easement and not a right of way. Your trustees will insist that the trail not negatively affect OFE or result in any future expenditure to our subdivision.

Budget Presented by Dan Bellows

Dan distributed a budget spreadsheet for 2006. Some routine questions were also answered regarding insurance and printing.

Miscellaneous Presented by Sam Craig

New telephone directories were distributed to all residents by the trustees except district 7. Any volunteers? That district needs a trustee representative.

Be alert for strangers in our area. Particularly a man and woman pushing a baby carriage. The carriage is utilized for storing items stolen from vacant homes.

Jerry Goldberg

AVIAN FLU

The trustees are in the process of informing our residents of emergency procedures for various types of calamities and suggestions for the appropriate procedures to be followed. The following was obtained from www.avianflu.gov.

PANDEMIC FLU PLANNING CHECKLIST FOR INDIVIDUALS AND FAMILIES

You can prepare for an influenza pandemic now. You should know both the magnitude of what can happen during a pandemic outbreak and what actions you can take to help lessen the impact of an influenza pandemic on you and your family. This checklist will help you gather the information and resources you may need in case of a flu pandemic.

1. To plan for a pandemic:
 - Store a supply of water and food. During a pandemic, if you cannot get to a store, or if stores are out of supplies, it will be important for you to have extra supplies on hand. This can be useful in other types of emergencies, such as power outages and disasters.
 - Have any nonprescription drugs and other health supplies on hand, including pain relievers, stomach remedies, cough and cold medicines, fluids with electrolytes, and vitamins.
 - Talk with family members and loved ones about how they would be cared for if they got sick, or what will be needed to care for them in your home.
 - Volunteer with local groups to prepare and assist with emergency response.
 - Get involved in your community as it works to prepare for an influenza pandemic.
2. To limit the spread of germs and prevent infection:
 - Teach your children to wash hands frequently with soap and water, and model the correct behavior.
 - Teach your children to cover coughs and sneezes with tissues, and be sure to model that behavior.
 - Teach your children to stay away from others as much as possible if they are sick. Stay home from work and school if sick.
3. Items to have on hand for an extended stay at home:

Examples of food and non-perishables	Examples of medical, health, and emergency supplies
Ready-to-eat canned meats, fruits, vegetables, and soups	Prescribed medical supplies such as glucose and blood-pressure monitoring equipment
Protein or fruit bars	Soap and water, or alcohol-based hand wash
Dry cereal or granola	Medicines for fever, such as acetaminophen or ibuprofen
Peanut butter or nuts	Thermometer
Dried fruit	Anti-diarrhea medication
Crackers	Vitamins
Canned juices	Fluids with electrolytes
Bottled water	Cleansing agent/soap
Canned or jarred baby food and formula	Flashlight
Pet food	Batteries
	Portable radio
	Manual can opener
	Garbage bags
	Tissues, toilet paper, disposable diapers

WOODEN SIDEWALK POSTS

The trustees received the following letter from the Saint Louis County Highways and Traffic

March 24, 2006

Ms. Lynn Reynar, Trustee Old Farm Estates Subdivision 13226 Damask
Court Saint Louis, Missouri 63146

RE: Removal of Barriers within Old Farm Estates Subdivision

Dear Ms. Reynar:

This will confirm your recent phone conversation with Traffic Engineer Earl Ray, of this Department, concerning the removal of barriers within County right-of-way in the Old Farm Estates Subdivision. These barriers consist of large wooden posts and rocks placed between the sidewalk and the edge of pavement along Old Farm Drive and Bookbinder Drive.

In accordance with Section 1201.090 (3) of the Saint Louis County Traffic Code, this Department cannot permit the placement of hazardous obstacles within County right-of-way. The installation of these wooden posts and rocks constitutes an illegal encroachment upon County right-of-way and must be removed.

Decorative posts and rocks of this type, if installed by residents or the subdivision trustees, must be placed off County right-of-way. The right-of-way (in most cases) is one foot behind the sidewalk or 12 feet beyond the edge of pavement.

Upon request, this Department will investigate the need to install delineators (attached to metal U-posts) to delineate the edge of pavement along sharp curves. If the results of our investigation indicate that delineators are warranted, they would be installed by County forces.

This Department will remove the wooden posts and rocks placed in the right-of-way along Old Farm Drive and Bookbinder Drive within the next three weeks, weather permitting. We will backfill holes with dirt and spread grass seed in the disturbed areas.

We are providing a copy of this letter to all trustees of the Old Farm Estates Subdivision and the residents that have barriers adjacent to their properties.

If you have any questions in this manner, please contact Mr. Ray at 314-615-1137

Mr. Patrick G. Palmer, P.E.
Operations Division Manager

TRUSTEE MEETINGS

Second Tuesday of each month, 7:30 p.m.

All trustee meetings are at the Center for Spiritual Living located across from the Thornhill Library.
Do not park on the library lot.

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.

Next General Meeting - Thornhill Library on September 19, 2006

QUARTERLY GAZETTE

OLD FARM ESTATES

13039 Musket Ct.

St. Louis, MO 63146

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