



OFE GAZETTE



www.olderfarmstates.org

ISSUE 50

© October 2006

Fall/Winter 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

Ted Campbell 542-0727
Sam Craig 576-1514
Nancy Gray 434-8223
Skip Hart 434-5489
Joyce Lehman 878-7973

TRUSTEE MEETING LOCATION

Beginning in January 2007, the trustee meetings will return to the Thornhill Library. Starting time and day, as dictated in the indentures, continues to be 7:30 p.m. on the second Tuesday of every month.

Kathy Schweitzer

PRESIDENT'S MESSAGE

We wanted to let everyone know the results of the indenture amendment vote that was held recently. There were 281 votes regarding the indenture amendment. Of those votes, there were 161 (57%) to approve the indenture amendment and 120 cast not in approval. There were 169 votes needed to pass this indenture amendment. (60% of the votes cast.) Thus the amendment was not approved. What does this mean for you? Well...the vote was about whether or not the subdivision would allow the collection of an assessment from residents in order to pay for the operation of the pool. The indentures (as amended in 1982) allowed the subdivision to purchase the pool from the private owner who had it but did not allow for the collection of monies from the residents to operate it. Since this new indenture amendment that would have allowed that did not pass, the pool membership structure and collection of money for it that has been in place for over 25 years will remain.

We also did not have the required 225 minimum number of lots commit to declaring their lot a 'pool' lot. In fact it fell far short with 97 lots declaring. A trustee verified the results at the City and Village Office.

So, unless there are more people who are willing to sign up for pool membership in the future than there have been in the past, the cost will likely continue to escalate from the \$295 that had to be charged in the 2006 swim season for a 'family' membership. Perhaps the trustees can look into various membership options or solicit for outside members from groups. Or, there may come a day when the pool will have to be closed for lack of participation. Whether that happens or not is up to you.

Kathy Schweitzer

OLD FARM ESTATES ANNUAL HALLOWEEN PARTY

All Old Farm Ghosts and Goblins are invited to the annual Halloween Party on Oct. 31. The party is held at the pool parking lot from 5:30-6:30 p.m. on Halloween. We will be serving hot dogs, soda, and of course Halloween candy to all who attend. Attending this party is a great way to kick off your Halloween trick or treating. We're hoping for great weather and a good turn out. This event will be held rain or shine.

We do need two more volunteers to work between 5 - 6:30 p.m. Please call me at 434-4207. Thanks, you will be rewarded with lots of smiles.

Karla Reichelt Trustee

THE GARAGE SALE

No doubt, many of the OFE residents participating in the John Besmer of Landmark Realtors garage sale are thankful for his efforts. He paid for the signs and advertising. I have heard from numerous friends that this subdivision is one of the greatest in 'found items' in the area. It's a great way to advertise OFE as a vibrant subdivision and encouraging others to move here.

Unfortunately, numerous 'Garage Sale' signs were removed between 7 and 8 PM on the night prior to the sale. Many residents devoted hours in cleaning out their basements and setting up their displays. Let's try to maintain good relations with John.

I have requested our President Kathy Schweitzer to request John to notify the trustees of next year's sale.

Jerry Goldberg, Trustee

COMMON GROUND HOURS

This is a reminder that activity hours on Old Farm common grounds end at dusk during non-summer times. This means that no cars or persons should be on the ball fields, playground or surrounding area after dusk.

This area has experienced vandalism in the past. We ask your help in protecting our Old Farm property by calling the St. Louis County Police non-emergency phone number 567-9926, if you notice nighttime activity.

Joyce Lehman, Trustee

NEW TRUSTEE

At the June 13 Old Farm Trustee meeting, Ted Campbell was elected as a new At Large Trustee. He can be contacted at jcampbell_1@charter.net

VACANCY DISTRICT SEVEN

We need a representative for the residents in district seven. Streets in this district are Beacongrove Dr., Pepperrell Dr., Roundstone Ct., Weatherfield Dr. and Barnhill Ct. Please call me at 576-5891 for additional info.

Kathy Schweitzer, President

OUR FIRST MAIL IN BALLOT

Your trustees are interested in gathering your input on the voting process for the indenture change. Did you vote? If not, why not?

Please respond by email to our editor at jerryfrang@sbcgobal.net or write to Jerry at 13039 Musket CT. Jerry will forward all responses to the trustees. Thank you for your consideration.

Kathy Schweitzer, President

OFE GENERAL MEETING SUMMARY, TUESDAY SEPTEMBER 19, 2006

Approximately 60 residents attended the one and one-half hour meeting held at the Thornhill Public Library.

For clarification, *italics* indicate additional comments not stated in the meeting.

County Older Resident Programs, (CORP)

Office of Family and Community Services.

Speaker Jack Jablonow
Legal Services Coordinator,
314 615 0931.

Mr. Jablonow discussed the various legal services available to county residents 60 years or older and annual income not exceeding \$25,000 for a single person, or \$27,000 for a married couple. Income includes Social Security, wages, pensions, interest and dividends. The volunteer lawyers in the office do not charge for their services. If you do not meet the above criteria, call 621-6681. The name of a lawyer from the Bar Association of St. Louis Lawyer and Referral and Information Service. There is a \$30 thirty minute initial visit administration fee. An addition fee applies for subsequent lawyer time or visits.

Meeting handouts are available from the CORP office:

- County Older Residents Programs (CORP) Legal Services Provided for
- County Residents
- Legal Planning Tools
- Common Estate Planning Questions
- The 5 Legal Documents You need Now
- Glossary (legal terms)
- How to Avoid the Delay and Expense of Probate

Proposed Pool Membership Indenture Amendment

Kathy Schweitzer President

Some of the following information is outdated or covered in Kathy's President's Message. Only items not covered in the proposal letter mentioned are stated.

Kathy gave an overview of the introductory letter and proposed Indenture Amendment mailed to all residents in September 2006. She further explained the amendment as a means of increasing pool membership to a known minimum number each year thereby decreasing the membership fees.

The City and Village tax Office will provide the trustees an affidavit of the tally.

If the indenture passes and the subsequent proposed annual pool fee becomes \$185, the pool committee will charge relatives and guests, about 50 cents to cover additional expenses in pool usage.

Volunteers generally accomplish pool maintenance. Future increases in membership fees beyond cost of living increases might occur but would need approval by 60% of the pool membership.

No action has been taken on the drawings for a clubhouse.

Maximum pool occupancy is 120, regulated by the county and enforced by the lifeguards. A pool management company has responsibility of day-to-day operation. Typical July 4 usage for the pool and surrounding area is 250, but not all in the pool.

Approximately 20-25 non OFE residents pay a premium for pool membership. The premium is required, as they do not contribute to the OFE assessment from which capital expenditures for the pool are allocated. Their membership will continue; the pool committee has not determined the fee.

Budget Report Dan Bellows Treasurer

Copies of the current budget and expenditures were distributed. We have approximately \$37,000 in the checking account and are in good shape, budget wise for this year. We are seeking bids to lower our insurance premiums (pool, liability, Officers Indemnity, etc.). Lawn cutting expenditure has been less this year due to drought. This year for the first time in 4-5 years has seen in an increase in lawn maintenance cost per job; however, it was a small increase.

The assessment is capped at \$100. An indenture change is necessary to raise the cap

Q&A

A few residents complained about cars in common ground area during the night. They didn't want to call police because they feared retaliation. *(Follow-up after the meeting.) Joyce Lehman, trustee, spoke with our neighborhood liaison, Officer Molden (567-9935 direct line) of St. County Police Department. He said there should have been no way teenagers could trace the person who make the reporting phone call.*

In the meantime, he will alert his patrolling officers to watch for unauthorized activity in our common ground. Whenever you observe persons or cars on any common ground during the night, call St. Louis County Police's non-emergency number 567-9926 to ask them to check into it. Office Molden would like to speak at our next general meeting.

No news of the status of 141 north of Olive.

Jerry Goldberg Trustee

OFE DIRECTORY

If you have not received a directory, please contact Sam Craig via email at samcraig@mbemail.com or by phone at (314) 576-1514.

For corrections or new resident owner additions, contact this editor at (preferred) jerryfrang@sbcglobal.net or 314 434-2566. The data will be published in the next Gazette.

Our thanks to our advertisers for helping bring the directory to you. Please patronize our sponsors whenever possible

Correction	Elizabeth Brennan	205 2071
Addition	Ted and Julie Campbell.	542-0727 13261 Hobnail Dr

CARING FOR BACKYARD WILDLIFE

One of the beauties of living in Old Farm Estates is the abundance of wildlife in our back yards. Recently a neighbor observed a female fox who appeared to be sickly and contacted the Wildlife Rehabilitation Clinic, 900 Gregory Lane, Fenton, MO at (636) 343-6200.

The Wildlife Rehabilitation Clinic is a wonderful resource. They rehabilitate and return to the wild any orphaned or injured Missouri wildlife; defined as mammals with fur and excludes dogs and cats. (You can also call Animal Control at 726-6655 and ask them to pick up the animal and bring it to their Clinic.)

When we checked with them on the status of the little Red Fox from Old Farm Estates, they quickly identified the "guest." The Clinic had kept and cared for her for six weeks, cured her of mange, fed her natural foods of mice, berries and fruits and then released her. They said she was a very "sweet" little animal.

The Wildlife Rehabilitation Clinic is staffed only by volunteers. Volunteers are needed to (minimum age is 18 years) feed animals, clean cages, laundry tasks, etc. Supplies needed are food, blankets or pet carriers. Please call them at (636) 343-6200 or access their web site at www.wildliferhabclinic.com.
Lynn Reyner, Trustee

ST. LOUIS COUNTY HOUSING INSPECTIONS

St. Louis County will be inspecting residences in unincorporated areas that are sold starting in July 2007. This pre-sale inspection is one that many municipalities in St. Louis County have had for years. Rental units, in unincorporated St. Louis County, are required to be inspected prior to being reoccupied since 2005. If you are going to sell your home, you will need to have it inspected by St. Louis County. As a Realtor, I have seen some municipal inspection predications cause a home sale to fall apart. Who will pay for and complete the repairs required is sometimes a negotiating point between buyers and sellers. In the sales contract provided by the St. Louis Association of Realtors, there is a provision that a buyer does not have to purchase the home if they are unable to obtain an occupancy permit. Don't be caught unaware of this new ordinance. The easiest way to avoid problems with the occupancy inspection is to get one BEFORE you get an offer on your home. That way both you and the buyer know they can get an occupancy permit. Or if there are some items that would prevent the issuing of a permit, they can be taken care of so as not to interfere with the home sale. If you have any questions on the procedure, you can contact St. Louis County Public Works Department at 615-7346.
Kathy Schweitzer, President

GAZETTE

Your trustees have voted to change the frequency of publishing the Gazette from four to two times per year, saving OFE about \$700-\$800 per year. This action is a balance between discontinuing the newsletter and rely on the web site www.oldfarmestates.org. Yes, that site is timelier but not all residents have internet access.

Jerry Goldberg, Trustee

BICYCLE CLUB

The Old Farm Bicycle group is still active. Many ride during the week, some ride on Saturday and another group rides on Sunday. Ride routes vary from our houses to Creve Coeur Park and back or over the Page Bridge to St. Charles to the Katy Trail and points beyond. In late September we had a group that started at the Page Bridge Parking Lot in St. Charles and rode to Defiance and back (about 34 miles). Usually, we ride from our homes, meet at the pool parking lot (around 8:00 or 9:00 a.m.) and ride to St. Charles for breakfast and return, slightly over 20 miles round trip. As the weather is getting a little colder, you'll need earmuffs, pants and a jacket. As you ride warm-up is fast and you'll quickly discover that the trail in the fall and winter belongs to the hearty-----and to yourself. Call if you are interested-----
Skip Hart, Trustee, 434-5489.

QUARTERLY GAZETTE
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TRUSTEE MEETINGS

Trustee meetings for November 14 and December 12, **2006**, starting at 7:30 p.m. are held at the Center for Spiritual Living located across from the Thornhill Library. Do not park on the library lot.

2007 MEETING CALENDAR

All Old Farm Residents are encouraged to attend the monthly Old Farm Estates Trustee Meetings, held the second Tuesday of every month, and the two General Meetings. All meetings, starting in 2007, are held in the Thornhill Library auditorium.

All meeting agenda and minutes are published on our website: www.oldfarmestates.org. Please mark the following dates on your calendar:

Monthly Trustee Meetings at **7:30 - 9:00 p.m.**. General Meetings are **7-9:00 p.m.**

Jan. 9	July 10
Feb. 13	August 14
March 13	September 11
March 20 General Meeting	Sept. 18 General Meeting
April 10	October 9
May 8	November 13
June 12	December 11

Look forward to seeing you again in 2007. Lynn Reyner, Trustee