



PRESIDENT'S MESSAGE

Spring/Summer 2008

Let's get right down to it....the vote that was placed before the homeowners to amend the indentures in order to raise the yearly assessment amount to \$195 (with a provision for a yearly increase tied to the Federal Cost of Living Index) and which included an additional paragraph that would have allowed this assessment to include the costs to operate the pool and allow its use by homeowners without paying additional fees....did not pass. The total votes cast were 254 in favor and against 177. Since the indentures were amended in 2004 to require a 60% majority of the ballots cast to be in favor of an amendment, the 58.9% majority 'yes' votes did not qualify. City and Village Tax Office received 435 ballots. Of those ballots, 429 were returned by mail, and 2 were hand delivered. All of these 431 ballots were received within the time specified for their receipt. There were 4 ballots that were received after this time period and which were not included in the totals.

There has been at least one person who has questioned why the Trustees included the two that were hand delivered in the totals. The decision was made by the Trustees that to not include these two hand-delivered ballots would be tantamount to disenfranchising these people. There were also provisions made to send ballots to people who, for whatever reasons, declared that they were out of town during the period of time in which they had to cast their ballots. They had not made provisions for having their mail forwarded and thus would be denied the opportunity to vote unless they had a

replacement ballot sent to them at their out of town location. But I haven't heard anyone objecting to that. The sum and substance is that everyone was afforded the opportunity to vote.

What is mind boggling to me are that 123 lot owners did not vote at all and for the life of me I cannot figure out why. This is a little more than 22% of the 558 lots in Old Farm Estates. Is it that almost a quarter of the residents don't have an opinion on this? Is that they don't care either way? Is it that they don't want to be bothered with the business of the subdivision? I don't pretend to know.

What I do know is that at some time in the future, exactly when I don't know, but someday, the indentures will have to be modified to allow for an increase in the yearly assessment. I don't know that anything costs the same amount of money as it did when I was a kid, nor do I expect it to cost less in the future. And our indentures limit the assessment to a maximum of \$100 per year, this year and the next and the next, forever – unless we vote to change it. What might that dollar amount be? Who knows? The current amount was picked in 1996 and no provisions were made to allow any gradual increases in it. So sometime in the future, some group of trustees will have to pick a dollar amount for the assessment – and then ask us to vote on that one.

On another note, this will be almost my last 'President's Message' in the Gazette and I will not be running for a Trustee position in the fall of this year when my term is up. I am disheartened by misinformation that's been bandied about in an apparent effort to "prove" people's opinions, distressed that some people

apparently believe this misinformation to be accurate in its entirety and discouraged that there is an apparent willingness on the part of some people to believe “the Trustees” are doing things surreptitiously. The Trustees are currently being sued by three homeowners who claim, among other things, that the indenture vote that was taken in 2004 was “invalidly

adopted” by the subdivision. How that would be possible, I don’t know.

In closing, I would like to say that it will have been an honor, and nearly always a pleasure, to serve as a Trustee.

Sincerely, Kathy Schweitzer President

PRESIDENT

Kathy Schweitzer 576-5891 kathyschweitzer@excite.com

DISTRICT TRUSTEES

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Officers, Committees Chairs and Committee Members

Gazette Editor

Long Range Planning Recreation

Long Range Planning
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Treasurer, Welcome Wagon, Pool Pool
Streets and Sidewalks, Cul-de-sacs
Architectural Review
Neighborhood Watch,
 Pool
Secretary, Internet

POOL CAPITAL CAMPAIGN

The Pool Committee extends a thank you to all the donors to date who have contributed to our Capital Campaign. There is no deadline, so if you have not yet made your donation and still wish to, please contact anyone on the pool committee at www.oldfarmstates.org, or Chris Hester at 453-9593. Donations are still coming in, and we really appreciate the extra help from all our generous neighbors. These efforts will assist us in accelerating all of the improvements we are working so hard to make to our facilities over the next few years. In particular, we are now hoping to use additional money for new

chase lounge chairs. We have at least 15-20 in need of replacement at this time. Please continue to give us your feedback on how we are doing, with your suggestions and ideas also. We’ll continue to post any new donors on our web site.

The Bader's Aubrey and Mariah Sindel
 The Hasek Family George and Melba Smith
 The Sanders Family The Hilton Family
 The Hester Family
 And a thank you to all the additional anonymous donors.
 The Old Farm Pool Committee

Treasurers Report (Annual Assessments)

Total revenue collected in 2007 was \$84,669. This included \$80,200 in assessment collected, \$41,200 for the 2008 assessment. Interest income for 2007 was \$2,782. The higher than normal revenue was due to a change made by the City and Village (C&V) in the method of reporting assessment collections. Because the C&V began emailing reports to us we now received reports more timely and can report collections in the month received as opposed to the month following collection. This resulted in 13 months of collections reported in 2007 (Dec 2006 – Dec 2007).

	<u>2007</u>				<u>2008</u>			
	<u>Assessment Reserves</u>				<u>Assessment Reserves</u>			
	<u>Operations</u>	<u>Pool</u>	<u>Other</u>	<u>Total</u>	<u>Operations</u>	<u>Pool</u>	<u>Other</u>	<u>Total</u>
<u>Revenue</u>								
Assessments Collected	80,200			80,200	55,800			55,800
Interest & Other Receipts	4,470			4,470	2,257			2,257
Transfer to Reserves	(40,000)	30,000	10,000	0	(20,000)	13,500	6,500	0
Total Revenues	44,670	30,000	10,000	84,670	38,057	13,500	6,500	58,057
<u>Association Operating Exps</u>								
Insurance	10,676			10,676	13,000			13,000
City & Village-Fees/exps	6,762			6,762	5,500			5,500
Electric - Street Lights	4,845			4,845	5,000			5,000
Printing & Mailing- Gaz.	1,096			1,096	1,300			1,300
Special Events	552			552	600			600
Other Expenses	3,582			3,582	3,307			3,307
Total Association Op Exp	27,513	0	0	27,513	28,707	0	0	28,707
<u>Common Ground Annual Exps</u>								
Mowing, Trimming, Mulch etc.	12,762			12,762	10,738			10,738
Water Sprinkler Service	1,878			1,878	1,200			1,200
Tree Removal	1,250			1,250	1,000			1,000
Total Com. Ground Exps	15,890	0	0	15,890	12,938	0	0	12,938
<u>Common Area Reserves</u>								
Landscaping			4,357	4,357			2,000	2,000
Street Lights (New lights)			313	313			4,000	4,000
Pool Improve/maintain		1,686	0	1,686		22,000		22,000
Total Com. Area Reserves	0	1,686	4,670	6,356	0	22,000	6,000	28,000
Total Expenses	43,403	1,686	4,670	49,759	41,645	22,000	6,000	69,645
Change in Net Assets	1,267	28,314	5,330	34,911	(3,588)	(8,500)	500	(11,588)
Beginning Net Assets	55,683	0	0	55,683	56,950	28,314	5,330	90,594
Ending Net Assets	56,950	28,314	5,330	90,594	53,362	19,814	5,830	79,006

OLD FARM ESTATES GENERAL MEETING

General Meeting of May 22, 2008
Attendance 20.

Joseph Hunt
Division Manager of Neighborhood Services of
Saint Louis County

When the trash districts came into existence, Joe became responsible for St. County's Solid Waste Management Program. He also has several other responsibilities including Neighborhood Preservation enforcement, lateral sewer enforcement, zoning enforcement such as difficult properties, water line enforcement and the current solid waste collection program.

Zoned Trash discussion started in 1995. A citizen advisory committee was formed in 2000. In 2006, the County Council approved unanimously to change the waste management laws.

Haulers shall be required by law to provide recycling as of January 2008. However, St. Louis County gave the haulers until April to start and allowed Waste Management until the end of May as they had to buy trucks. So, if your hauler is trying to charge more for trash it is because they are required to provide recycling.

Old Farm Estates is in District 3.

February 1st was the deadline to opt out of the trash district and OFE didn't take the option because we didn't provide a single trash service for the entire subdivision. In District Three, 30,000 out of 105,000 homes opted to not take part in the trash districts. Some of the opted out areas are returning to the fold. The lack of prices was a reason for opting out (they had not received bids from hauler before the opting out deadline). The price is about \$12/month across

all trash districts. Some opted out because their subdivision already had a hauler for the entire subdivision and the fees are in the assessment. General mistrust of government is another reason for opting out. If you don't like the hauler you can't "fire" them is another. You will now have to call the St. Louis County Waste Management if you have a problem you can't resolve with the hauler. Thirteen subdivisions in District 3 opted out. Individuals did not have the option to opt out because they have no group leadership and one of St. Louis County's goals was to try minimizing hauler traffic.

Why was recycling added to the minimum service level? The Health department needed to increase recycling greatly to conserve landfill space to preserve resources. Citizens overwhelmingly expect curbside recycling services. The goal is 50% by 2010 (diversion rate).

Missouri enjoys one of the lowest trash rates in the country. To keep rates low we need to increase recycling while reducing use of landfills.

Why Now? – Single Stream Works – Ballwin increase 65%, Northwoods increase 225%, Rock Hill 300% in volume. We need to recycle in great quantities to reduce landfill.

In June, Veolia Company the District Three collector will send an introductory letter. It has a "performance bond" to ensure it lives up to the contract. A performance bond is a surety bond issued by an insurance company to guarantee satisfactory completion of a project by a contractor. For example, a contractor may cause a performance bond to be issued in favor of a client for whom the contractor is constructing a building. If the contractor fails to construct the building according to the

next page

specifications in the contract (most often due to the bankruptcy of the contractor), the client is guaranteed compensation for any monetary loss up to the amount of the performance bond. A performance bond of \$30,000 was taken out to make sure the hauler performs to certain standards. Standards written into the haulers contract include cleanliness, containers are to be upright, lid on or in the container, answer phones and treat customers courteously, all complaints resolved, spills cleaned up within 24 hours, etc.

All homes must have trash/recycle service. For the residents renting their homes, the owner and renter are responsible for the service payment.

If there are any problems with trash pickup, call the hauler first and if the problem is not resolved call St. Louis County at 314-615-4285(haul) from 8-5.

There is a limit of 300 gallons (equivalent to ten 30 gallon bags) of yard waste per pickup per the haulers contract. There is no limit on the amount recycled. Trash is limited to 210 gallons. The county will provide a welcome packet for new residents detailing the trash service.

See RECYCLABLES page 14

Per Month cost, starting July 1, 2008, for the first year for a once weekly pickup: Trash and recycling \$11.60 Yard Waste (three month minimum) \$7.00. Senior discount is 10%. Trash cart rental optional, for a 95 gallon container is about \$2.50 per month. There cannot be a fuel surcharge as the price is fixed. All bidders were approximately the same price.

For more information on recycling <http://recyclesaintlouis.com>.

For more information on the trash collection service <http://stlouisco.com>.

Patrick Owens from Great Rivers Greenway District.

Patrick spoke of the trail connecting Creve Coeur Park Mallard Lake (the southern lake) and Polo Run and the alignment in OFE common grounds. It is seeking an easement from OFE.

Olive and I-170 as an urban trail with an enhanced area for bikes is nearly complete

Pathways are limited to a 5% grade. St. Louis County provides trash containers and path maintenance. Pathways will be a ten foot wide asphalt strip with a one foot concrete shoulder on each side.

Present proposed design (starting from the west) is: immediately north of the creek, proceeding southeast of the pool near the creek, then east and northeast to Bookbinder at a point just south of the driveway. Crossing Bookbinder with a traffic calming raised area and warning light, then east and north of the creek to our boundary. Consideration will be given to a maximum distance from the ball fields. The traffic calming area is experimental and if successful, an option for traffic control in subdivisions.

OFE will receive monetary value for granting a permanent easement. Past payments are a public record. As long as the trail remains a public property (no discussion on why not) adjacent owners are shielded by civil immunity, reference Missouri Statue 258. There are no plans for lighting along the trail. It needs an easement from OFE to move forward. Alignment is 30-50% complete. and would like to get into construction in 2009. Approval in the next 60 days is needed for that time frame. Email Powens@greatrivers.info for more information

Editors note. A survey is being written for input from homeowners for this neighborhood trail. Look for it in the mail in the next few weeks.

MSD speaker was a no-show

Treasurer report Ted Campbell

In the 15 minutes left, Ted discussed the budget. There were some questions about providing money for cul-de-sac maintenance and signage at two of the back entrances to OFE.

Maintenance of cul-de-sacs: Cul-de-sacs are not common property owned by the Subdivision; therefore, not covered in our Indenture of Restrictions. Cul-de-sacs are owned by St Louis County and are considered part of the street.

It was noted by one resident that St Louis County recently passed an ordinance that requires all new subdivisions take over the financial responsibility to maintain Cul-de-sacs and landscaped areas of the street. Since our subdivision was built and our ability to assess membership was established prior to this ordinance, it does not apply to us.

St Louis County would not object to us voluntarily maintaining the cul-de-sacs. Most people agreed that maintaining the cul-de-sacs was a good idea but that a modification to our indentures and additional assessments would be required to take on such an expansion of the services we provided to the community.

It was also noted that we are a volunteer organization with a very limited budget. Our volunteers are stretched to the max since we are unable to hire out much of the work being done to our existing common property. Taking on such an ambitious project like designing, landscaping and maintaining 22 cul-de-sacs takes time and energy. A general discussion of what it would take ensued and a basic outline was discussed: 1) Assess the current condition of each cul-de-sac. 2) Rank each cul-de-sac based on its general appearance and location within our community, considering how a prospective buyer might be influenced positively or negatively 3) Develop a plan that considers where to start, what to plant, the cost

to create additional plantings, what are the water needs and the cost of annual maintenance. 4) Consider the need to modify our indentures to authorize assessments be spent on maintaining cul-de-sacs. 5) Determine how these additional costs will be funded. 6) Consider other alternatives. (At a later date Larry Jackson suggested organizing with neighbors).

Signage at subdivision entrances One person complained about the missing or damaged “Entering Old Farm Estates Subdivision” sign on Weatherfield Drive. As this was Gary Hall’s district, Gary was assigned the task to consider what should be done about the sign. He should present to the Board a proposal to replace or repair the sign. The condition / need to improve the sign on Amiot Drive was also mentioned, but no action was taken.

Another resident questioned the status of pool membership. Sam Craig of the pool committee replied that as of May 22, 39 people had signed up, ahead of last year’s membership. The resident was not satisfied with that number. (At the trustee meeting of June 10, Sam Craig announced that membership was 123).

Notes by Dave Voeller and Jerry Goldberg

Kathy Schweitzer

Her comments are mentioned in the first paragraph of article ‘Assessment Vote.’

BEAUTIFICATION

The pool area, inside and out, is looking wonderful thanks to the efforts of many volunteers, and moneys allocated for improvements. A new black iron fence has been installed this spring and landscaping installed. The deteriorating coping stones at the pool edge were replaced. All residents, not just the pool members, can take pride in this improved facility.

Larry Jackson, Trustee

GOOD and WELFARE (G&W)

Our indentures require that trustee meetings start at 7:30 pm. Our location at Thornhill Library is convenient, clean, and very economical. Unfortunately, we must vacate by 9 pm. Our trustee meetings, especially for controversial subjects do not allow residents to express their thoughts.

Some residents have stated that the trustees are conspiring to deliberately extend the meetings to the closing time. That has never been our intention and to my knowledge, no trustee has ever proposed such an idea.

But, we are no angels. As trustees, we must do a better job of managing our time. As an example, detail discussions of projects should be held prior to our meeting and a concluding report presented. We must not rehash old proceedings with no tangible benefit. I mentioned that we could hold a G&W session prior to the meeting. Unfortunately, many of the trustees are unable to meet at that time. Another idea is to hold a separate meeting for G&W only where residents can voice their opinions. As a reminder, G&W is not an official meeting, and trustees are not under any indenture obligation for starting time.

We do want to hear your constructive thoughts for the betterment of OFE. I'm not interested in any vindictive expressions.

What shall we do to improve our communication with you? Reply to your district representative Jerry Goldberg, Trustee

BARKING DOGS

Please be considerate of your neighbors and bring your dog inside when he/she begins barking. St. Louis County Ordinance 611.210 Section 2d defines a "disturbance by excessive barking, howling, meowing or other noisemaking."

Larry Jackson and Jerry Goldberg, Trustees

NEIGHBORHOOD ALERT

P.O. Joe Ellis has been assigned to our office. He brings over ten years of experience to the unit and a vast knowledge of the precinct.

Remember, to never hesitate on contacting us regarding an issue you may be experiencing and please contact us in the event you witness or suspect suspicious activity.

On Thursday March 27, 2008, three young males in their late teens were arrested in connection with the multiple property damages that occurred to area homes and/or cars. The areas hardest hit were that of the Seven Pines and Old Farm Neighborhoods; however, it was not just limited to these neighborhoods. This also includes the damage done to our mobile "Radar Trailer" that was being deployed on Seven Pines Dr.

All three arrested provided written confessions into the accounts of the incidents. A fourth suspect has been identified and arrangements have been made for his arrest. The individuals were from the Creve Coeur, Maryland Heights and St. Charles area.

I would also like to thank all the residents that called my office with invaluable information. This again shows how working together as a team, the citizen's of this community and the police department can bring justice to those who wish to defy it and keep our neighborhoods safe.

Emergency 911
Precinct: 567-9926
Dispatch: 889-2341 Non-emergency

P.O. Jim Molden and P.O. Joe Ellis
Neighborhood Policing Officer
Central County Precinct
567-9926 (station)
567-9935 (direct)

Treasurers Report (Pool Operations)

The year 2007 was good for the pool. We ended the year with a positive net income of \$712. The pool trivia night was a great success and was well attended and enjoyed by all. Results for 2007 and the 2008 budget are presented below:

	2007 Pool Operations	2008 Pool Budget
<u>Revenue</u>		
Pool Membership & Guest Fees	37,698	41,563
Fundraisers	1,177	1,150
Investment Income	4	220
Total Revenues	38,879	42,933
 <u>Pool Operations</u>		
Pool Management	26,600	27,372
Sales Taxes	2,425	2,550
Annual Repair & Maintenance	1,743	2,400
Water	1,578	1,600
Electric	2,650	3,000
Other Expenses	3,171	6,120
Total Pool Operations	38,167	43,042
Total Expenses	38,167	43,042
Change in Net Assets	712	-110
Beginning Net Assets	10,543	11,255
Ending Net Assets	11,255	11,145

REFRIGERATOR NEEDED

The Pool Committee is still in need of a refrigerator in good working order and in good shape. If you have one to donate, please contact anyone on the Pool Committee, or Chris Hester 453-9593.

THE 2008 OLD FARM SWIM TEAM

The season is underway. We have over 85 swimmers and kickboarders again this year!

We do take late registrations, so if you are still interested, check our web site for details and contact information, or stop by the pool to visit us.

The Swim Team would like to thank all of our neighbors and sponsors who assisted with our fundraisers this year. The swim team will use most of the proceeds from both of these fundraisers to purchase new matching deck furniture for the pool.

next page

THE 2008 OLD FARM SWIM TEAM from previous page

First, we would like to thank our 2008 Old Farm Swim Team Sponsors. Please support them, as they have supported us. Their banners are all on display at the pool, and the Gold and Silver sponsors are displayed under the Swim Team's web site at www.oldfarmstates.org.

GOLD SPONSORS:

- Omega Plumbing Company, Inc.
- Jim Besmer - Landmark Realtors
- Kathy Renaud and Jim Moll - Coldwell Banker Gundaker Realty
- Koester 's Lawn and Landscaping Service

SILVER SPONSOR:

- Pinnacle Staffing Professionals

OTHER SPONSORS:

- Brightfield Striping
- U. S. Navy
- Ortmann Stipanovich Funeral Home
- Des Peres Urgent Care Center
- Classic Red Hots Catering

A most sincere thanks to Nancy and Donald Martin (and their family) who worked tirelessly to host our Garage Sale at their home on May 31. This event was a huge success and we would like to thank all of the donors and helpers who we can name. We deeply regret if we missed anyone, there were a few donors and possibly a volunteer or two who we did not get their name written down, could not read their handwriting, or dropped off for multiple families. Again, we apologize that we were unable to recognize these neighbors, but do appreciate all the support!

Thanks again to all our neighbors and swim team families for your terrific outpouring of support!

Ahern	Campbell	Hritz	Moses	Schonhoff
Bell	Chasen	Hritz	Nicholson	Stanley
Bell	Conant	Huebner	Ortmann	Voeller
Bell	Dobbert	Jackson	Pennington	Warmbold
Bellows	Fels	Jean and Stan	Peterson	Waxberg
Bilek	Fisher	Johnson	Pike	Weinberg
Blethroad	Franzer	Lusk	Polzin	Williams
Block	Heidenreich	Martin	Price	Zwick
Brockman	Henry	Mayberry	Pulliam	
Camp	Hester	Moresi	Roth	

Chris Hester and Debbie Nicholson

ASSESSMENT VOTE

Everyone should now be aware that the vote to increase our annual assessment in exchange for free pool access for everyone failed. The final count of votes received by the voting deadline at the offices of the City and Village was 431 votes cast (an additional 4 received after time period) 254 votes YES and 177 votes no. Modifications to our indentures require a super majority of 60%. With 431 votes cast, we would have needed 259. We fell 5 votes short. Once again, a majority of homeowners were prevented from correcting a long standing problem with our subdivision rules.

It is extremely disappointing that this vote failed. Especially in light of the amount of negative campaigning that was conducted by just a few individuals. It is hard to imagine that their negative campaign based on lies, distorted truths and zero facts/evidence did not influence at least 5 individuals.

We tried to keep our campaigning positive and tried to point out why it is that so many communities in our region operate swimming pools. We provided evidence that communities with pools are more attractive to the types of home buyers we target, families with children. We discussed how with so many homes in Old Farm the actual cost per home is very reasonable. We presented an abundance of evidence to support how providing free access to the pool for all lot owners increases home values. We discussed why the restrictions that exist in our Indenture of Restrictions continue to put us at risk of losing this valuable property. This information is still available and can be viewed at oldfarmpoolproposal.com.

For 25 years, several generations of Trustees have considered the flaw in our Indenture of Restrictions and have attempted to tackle this issue. This was the 5th time since we purchased the pool that a group of Trustees has attempted to alter our Indenture of Restrictions with respect to the way the pool is operated.

1983	72.4%	Purchase Pool
1990	41.9%	Free access and a NEW bigger pool
1991	55.4%	Free access - existing pool
1993	59.1%	A/B Lot (automatic for new residents)
2006	57.3%	A/B Lot (voluntary for new residents)
2008	58.9%	Free access - existing pool

Why do we keep doing this? What is the problem with our Indenture of Restrictions?

First and foremost, our assessment is \$100 and is roughly 1/3 to 1/4 of the amount typical for a subdivision our size with similar amenities. Because of this, we are limited in how much we can do to create positive change and keep the neighborhood looking good. In addition to providing operating funds for the pool the failed proposal would have added an additional \$10,000 above what we have available today. This extra money could have been used to take on additional maintenance throughout our subdivision.

Second, there is no way to increase our assessment to offset inflation. This possibly is the biggest problem with our Indenture of Restrictions. Each year our \$100 assessment purchases less and less. The failed proposal would have fixed that problem.

next page

ASSESSMENT VOTE from previous page

Third, because the cost to operate the pool is spread over just those who join the cost is high. This prevents many who would like to use the pool more casually and less frequently from enjoying the pool that they own.

Fourth, the restriction in our Indenture of Restrictions that requires pool users to fund the operating expenses places most of the annual cost of owning our common property on a relatively few individuals. It is clear from the chart below that families who join the pool are shouldering the vast majority of the expense to keep the pool open and operating for all current and future homeowners.

	Pool Users	Non-Pool Users
Operating Cost Pool Users only	\$325	\$0
Improve/Repair/Insure - All Homeowners	<u>35</u>	<u>35</u>
Total Cost	\$360	\$35

Who are these users that shoulder this burden? One point of view in our community is that a small group of individuals use the pool. Is this true? If so then why do so many continue to vote in favor of pool proposals? Annual membership has been in a range of 100 to 160 homes. Seems like a small number but how should we evaluate usage? Would we want to evaluate usage for a single day? One week? Three months? It is a mistake to evaluate usage for just a single season. Each year approximately 20 – 30 homes stop paying membership fees and approximately 20 - 30 homes begin. So if we look across a number of years the number of homes participating in the use of the pool is much larger than in a single season.

This pattern of usage has been very consistent for the last 25 years. We know this because we have kept the membership cards going back to the late 1980s. A review of these cards indicates that if we count each address only once more than 65% of homes have used the pool at one time or another. And many of these homes have had four or five different families use the pool as they have changed ownership. This should make you ask, how many more would have used it if the fees were included in the annual assessment?

A fifth problem is that this complicated method of operating our pool subjects our homeowners who volunteer as trustees and committee members to harassment, defamation and slander from a small group of individuals intent on closing this valuable property that so many of us have enjoyed.

Finally, the sixth problem with the existing method of funding the pool puts us at greater financial risk and threatens the long term existence of the pool. Each year we have to actively solicit homeowners to join. The cost of membership must be set in advance of the season and prior to knowing how many plan to pay the fee. If we estimate the number of members we'll fall short of operating funds and the pool would have to be shut down mid season or possible may not be able to open the following year.

Where do we go from here? To begin with, we will continue as is and do the best we can. We have accumulated our assessment dollars, budgeted for pool improvements, for a few years and have recently made some long awaited improvements. We will not be able to do everything this year but we will continue to get the most out of what we are given. Thank you once again for all your support and we look forward to another summer at the pool.

Ted Campbell, Trustee next page

ASSESSMENT VOTE from previous page

Our Thanks to Old Farm Estates Homeowners

Thank you - we knew we could count on you! You attended meetings, read mailings and sorted out facts. The Proposed Indenture Amendment for "Universal Pool Membership" was defeated in the dead of winter, with less than 17 days notice and the inability to send in a proxy vote.

Gary Hall and Lynn Reyner, Trustees

OPINIONS

I saved the emails that I received during the past six months. They offer suggestions to our trustees and residents on items of concern to our residents. One area that I will not repeat is the subject of the pool. Enough has been printed in this and past issues both pro and con. My thanks to Christine Hester and others for contributing to this article.

Jerry Goldberg Trustee

- The trustees should do a better job of having the residents mow their lawns (Editor's note - Residents can call Neighborhood Preservation 615-7333 to report houses and lots that are rundown such as peeling paint dilapidated siding, weeds, tall grass, etc. They will visit and investigate the offending property and take action).
- The trustees should prevent residents from parking their business vehicles/trucks/trailers in the street
- Several homeowners want us to build a clubhouse (and FYI they were not pool members)
- Several homeowners asked why we don't consider a tennis court

- Two asked if we could expand / improve the playground adjacent to Bookbinder
- A neighbor suggested that we start a "community garden" project on some little piece of common ground near the pool
- A Creve Coeur Mill Road resident is mad that the assessment went up to \$100 from \$50, and the trustees had no right to increase the assessment. (Editorial comment Trustees do have that right)
- Several Creve Coeur Mill residents have said "Nobody cares about them; nobody is doing anything to help them. There's more and more traffic, noise, and lots of trash and nobody cares.
- Why the assessment is so low (relative to this area) and why are those opposed to it so hostile?
- One resident is mad that the sidewalks on Bookbinder near the pool are in such disrepair
- Several complained about the terrible job when St Louis County resurfaced the side streets. One stated that they were certain that our trustees cut a deal with the County and allowed them to put this "crappy, cheap" stuff on our streets, rather than finishing them properly.

POOPS and SCOOPS

When you take the dog out to poop
Be sure to take along the scoop.
Fran Goldberg

SOCIAL EVENTS AT THE OLD FARM POOL SUMMER 2008

On Friday, May 30, the children of Old Farm celebrated the end of the school year in grand fashion. The weather was hot and sunny and 60+ children attended the party. The activities for the afternoon included water balloons, limbo, a bubble station, tattoos, and relay races.

Everyone had a great time and the recreation committee would like to thank the organizer, Luanne Franzer, and all her helpers: Amy Barge, Mimi Bell, Donna Block, Barb Dobbert, Megan Sindel, Holly Stanwich, Betsy Waxberg, and Nancy Weinberg. Great Job Moms!!!!

On Friday, July 4, Old Farm will have its traditional 4th of July celebration. The festivities will start with a bike, walking, car, wagon ...parade which begins at Fern Ridge School at noon and continues down to the Old Farm Pool.

The Old Farm Pool will be open to all residents on the 4th of July immediately following the parade. Come down, see all of the improvements the pool committee has made this spring, and enjoy a great old fashioned, neighborly gathering. There will be some games, a 50/50 raffle, a soda dive, and some attendance prizes donated by Kathy Renaud of Coldwell Banker Realty. Steve Cori, an Old Farm resident, will be selling his Classic Red Hots, brats and gyros until 2:00. The swim team will be selling snow cones. Drinks will not be available so bring a cooler if you plan on staying a while. We're hoping for good weather and a good turnout.

Volunteers are needed to help with the 4th of July Celebration. Call Karla, if you are willing to help

On Saturday, July 19, we will have our 2nd annual Old Farm Trivia night. This is a fundraiser to buy new pool deck furniture. We

will rent round tables for this event and each table seats 10 people. You can sign up with an entire group of 10 or sign up as an individual and we will form your group. This event is open to anyone, not just Old Farm residents. The doors will open at 6:00 pm and the games will begin at 6:30. The cost is \$15 per person. Contact Karla Reichelt to reserve your spot. You can pay at the door, but must reserve your spot by July 13, since we are paying to rent tables and chairs.

Karla's contact information:
r_reichelt@sbcglobal.net 434 4207

OFE Egg Hunt 2008

The weather once again was not very spring-like. Forty degrees felt like a heat wave though compared to the 25 degrees we had last year. In spite of it, lots of Old Farm children and grandchildren enjoyed hunting for 1200 candy filled eggs. They also received a special gift from Kathy Renaud and Jim Moll of Coldwell Banker Realty. Kathy also supplied 35 attendance prizes for the event.

The Egg Hunt is fun to watch each year and a great way to catch up with your neighbors after a winter of hibernation. An interesting note is that the # of 2 and under children doubled since last year. Also, Joyce Lehman who is one of the people who originated the event when her children were young told us that her children are now 33 and 35 years old. It is an old tradition in Old Farm and I personally think these traditional parties at the pool make Old Farm a nice place to live.

Thanks to the following people for helping with the Egg Hunt this year: Joyce and Jerry Lehman, Deb and Dean Nicholson, Marilyn and Bob Moresi, Susan Bader, Kelly Brinkman and Kathy Renaud (actually a 7-Pines resident). A special thanks to Olivia Nicholson for again being the Easter Bunny.

Karla Reichelt, Trustee

RECYCLABLES

Obtained from
<http://recyclesaintlouis.com/WhatCanIRecycleCurbside.pdf>

What Can I Recycle Curbside?

GLASS (RINSE FIRST)

Acceptable

- Food and beverage containers

Unacceptable

- Light bulbs
- Mirrors, windows
- Ceramics, dishes or drinking glasses

ALUMINUM AND STEEL/ TIN CANS (RINSE FIRST)

Acceptable

- Aluminum cans
- Clean foil
- Food or pie trays
- Any metal food cans
- Empty aerosol cans (No hazardous chemicals)

Unacceptable

- Paint cans
- Scrap metal

PAPER PRODUCTS (ANYTHING THAT TEARS!)

Acceptable

- Newspapers (and inserts)
- Magazines
- Catalogs, paperback books
- Wrapping paper
- Phone books
- Junk mail
- Office paper, file folders and envelopes (even with windows)
- Corrugated cardboard (broken down to 2' x 2' or smaller)
- Other paperboard boxes – cereal, dry foods, beverage cases, frozen foods, gift boxes
- Waxed cardboard

Unacceptable

- No heavily soiled cardboard

PLASTICS (RINSE FIRST)

Acceptable

- Beverage containers
- Milk & juice jugs
- Laundry and liquid dish soap bottles.
- Dairy product tubs – butter, yogurt, margarine
- Health and beauty containers

Check for the recycling symbol on the bottom of the container - #1,#2,#3,#4,#5, and #7 are accepted (everything EXCEPT #6).

Unacceptable

- #6 Plastic - Polystyrene (Styrofoam)
- Toys
- Hoses and pipes
- Films, tarps, plastic sheets
- Hazardous chemical containers - anti-freeze, pesticides, motor oil, paint
- Plastic bags

RECYCLING TIPS

- Containers only need a quick rinse to remove most residue; they do not need to be washed.
- Cardboard should be flattened.
- **Do NOT put any of the following in your cart:**
 - Containers that once had hazardous chemicals in them, such as oil, gas, or pesticides.
 - Heavily soiled cardboard.
 - Styrofoam (Polystyrene - expanded or clear molded).
 - Ribbons.
 - There are other household items, such as electronics, that can be recycled, but not curbside. For additional information visit www.stlouisco.com/doh and click on "Waste Management".

If you regularly recycle the above items, you can recycle as much as 70% of your trash!

OLD FARM ESTATES ADVERTISING BROCHURE APPROXIMATELY 1965

- Guaranteed heating program will save you fuel bills with maximum insulation in ceilings and perimeter walls with Guston-Bacon Fiberglas Products. (Ceilings 7" thick, walls full thick bats and plastic vapor barrier).
- For safety purposes and beauty a gas yard light is provided for each house through Laclede Gas Company.
- Professionally engineered and designed Air Conditioning by Mueller Climatrol provides real cooling comfort for your family and guests.
- Remain comfortably warm no matter how cold with Mueller Natural Gas heating equipment.
- Marbleized vanity tops and bowls by Ferguson Tile Company.
- A wide choice of Colonial, Provincial and Contemporary wood kitchen cabinets by Mengel Company.
- Built-in Caloric gas oven and range in choice of colors.
- Every Caloric oven has an oversized, UltraRay, broiler. This radiant energy broiler is an all new broiling system that seals natural juices into broiled foods. It comes equipped with a see-through door and rotisserie.
- All kitchens have double bowled sinks in choice of colors.
- There is added light and exhaust fan in every range hood guaranteed by Caloric.
- A new feature by Caloric, standard in the kitchen, is a tissue dispenser and a paper towel holder in choice of colors.
- Garbage disposer, manufactured by In-Sink-Erator, insures low maintenance.
- Non-drip window sills by G.E. Textolite.
- Bath exhaust fans by Berns Airking for maximum quietness.
- Eagle touch-a-matic silent light switches.
- Architectural approved roof shingles by Johns-Mansville with 15 year guarantee.
- Self-locking aluminum windows (screens included for all windows and patio doors) by Vent Control.
- Safe-proof locks and hardware by Kwikset. Once you have used your personal key, no other key, including master key, will work your lock.
- Easy to clean fully paneled dens by General Plywood and Georgia-Pacific.
- All shower stalls include custom fitted shower doors installed by St. Louis Shower Door.
- For personalized decorating a wide display of interior and exterior paint finishes by Phelan Paint Company.
- Easy to work and guaranteed garage doors by Raynor Manufacturing Company.
- Fifteen table setting capacity dishwasher manufactured, guaranteed and serviced by Hotpoint.
- A wide variety of exterior and interior light fixtures featuring Emerson Electric.
- Easy to maintain and long wearing ceramic tile in all bathrooms and kitchens by Dal-Tile.
- Steel beams engineered and approved by architect featuring U.S. Steel.
- Acid resistant cast iron tubs with a variety of colors by Rheem Manufacturing.
- For durability, glass-lined gas hot water heater with 10-year guarantee by Rheem Mfg.
- Maintenance free oak floors and ranch planking installed by Ozark Floor Co.
- Quality guarantee on all exterior siding by the Masonite Corporation and Dierks Forests, Inc.
- All drywall warranted by U.S. Gypsum.
- No maintenance needed with marbleized plastic bathroom seats.

QUARTERLY GAZETTE
OLD FARM ESTATES
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St. Louis, MO 63146

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OLD FARM ESTATES TRUSTEE MEETINGS

Thornhill Library (Auditorium),
7:30 p.m. - 9:00 pm.
July 8, 2008
August 12, 2008 **Pool Area**
Sept. 9, 2008
Oct. 14, 2008 (Small Conf. Room)
Oct. 22, 2008 - 7:00 p.m. General Homeowners Meeting
Nov. 11, 2008
Dec. 9, 2008

PLEASE ATTEND - LISTEN TO ALL SIDES OF ISSUES