



## OFE GAZETTE



[www.oldfarmestates.org](http://www.oldfarmestates.org)

Trustee Meetings  
Second Tuesday of each Month  
Thornhill Library (Auditorium),  
7:30 p.m. - 9:00 pm.

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ISSUE 54

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### PRESIDENT'S MESSAGE

There is no way around it. As I write this, another holiday season is upon us. Driving through the subdivision is a splendid show. The beautiful displays of colorful lights help to brighten the darkness of a winter night and warm our hearts.

My wife and I waited eight years to be able to move into Old Farm. I'm so glad we had patience. As I reflect on 2008, it is easy to see why this subdivision is an extraordinary place to live. This past year saw many wonderful events. In the spring, it was the Easter Egg hunt. Memorial Day weekend arrived ushering in the beginning of summer and the opening of the pool with its brand new fence and new artwork. Over 80 kids developed their swimming skills while competing on our swim team. Then came the 4<sup>th</sup> of July parade and celebration. Later in July, the second annual Trivia Night offered an opportunity for fun and community fellowship while raising money for pool upgrades. The turning of the leaves brought the ever popular Halloween party. Events like these together with our common grounds, pool, ball fields, wildlife, and neighbors offer us a very high quality of life.

I would be remiss if I didn't take this opportunity to thank all those who worked tirelessly for Old Farm in 2008. I must admit that I had no idea how much work our Trustees accomplished until I joined the Board. Friends, I would urge you to find a Trustee who is a neighbor and thank him or her for their efforts. So much of the work they do is not readily visible, but it is vitally important none-the-less. And I do not want to forget the many residents who volunteered for specific events and for committees. They are too numerous for me to list here, but they know who they are.

To each of you, I extend a sincere "Thank You" for your service.

We've just completed district elections seating three new Trustees: Luke Bader, Mark Schonhoff, and Scott Welker. I want to welcome them all. We are looking forward to their contributions.

Which brings us to the year ahead ... 2009 offers the promise of many challenges, a repeat of the 2008 numerous fun events, and exciting developments. We all know that we are living through tumultuous and challenging times. Global and national happenings will impact Old Farm Estates, but together, we will weather the storm. We also hope to see significant developments regarding the proposed hiking/biking trail through the common ground. And while we continue to upgrade our common ground and pool facilities, the Board has a committee of Trustees and residents working on a plan for improving our cul-de-sacs. As you can see, we've got quite a lot on our agenda.

Lastly, the Board elected officers at the December meeting. It was my great honor to be selected to serve as President. We have so many dedicated Trustees committed to making Old Farm a premier place to live.

I want to wish you and your family a wonderful holiday season and an even better new year. I look forward to meeting as many of you as I can.

If you have an activity or project you would be interested in working on, please inform any Trustee you know. Together, we will make Old Farm Estates an even better place in 2009.

Sam Craig

**PRESIDENT**

Sam Craig                      576-1514              samcraig@mbemail.com

**DISTRICT TRUSTEES**

1 Luke Bader                      514-9652              lukewbader@aol.com  
 2 Mike Davis                      434-4572              davism@jainamericas.com  
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**Officers, Committees Chairs and Committee Members**

**Pool**  
**Streets and Sidewalks**  
**Pool**  
 Long Range Planning  
**Vice President, Common Grounds**

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Ted Campbell                      542-0727              jcampbell\_1@charter.net  
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**Treasurer, Welcome Wagon, Pool Recreation**  
**Cul-de-sacs**  
**Architectural Review**  
**Neighborhood Watch,**  
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**Non Trustees**

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**Editor**  
**Long Range Planning**

**ELECTIONS**

The Trustees at their December 9, 2008 meeting elected the following officers: Sam Craig, President, and incumbents Larry Jackson Vice-President, Ted Campbell, Treasurer and David Voeller, Secretary.

Our new district representatives are: Luke Bader, Mike Davis, Mark Schonhoff, Sam Craig and Scott Welker. Luke, Mark and Scott are serving for the first time.

Congratulations to all.

Jerry Goldberg

**MESSAGE FROM OUR PAST PRESIDENT**

I have accumulated, over the years, multiple letters from multiple residents of Old Farm Estates. Almost without exception, these letters speak of some dissatisfaction they have with something. We've all heard the adage that "the squeaky wheel gets the grease" and most people don't write letters when they're content. The Trustees at times are also dissatisfied with the same things you are, concerned about our neighborhood and our homes as you are, and looking to improve our subdivision and our surroundings. Sometimes Trustees receive calls or emails from homeowners requesting (or demanding!) intervention in something because they are unhappy with something their neighbor is doing, or not doing as the case may be. Other times these missives may be about issues that involve public entities or utility companies. In still others, they relate dissatisfaction with the Trustees themselves. I urge you to please know that the Trustees as a body, and as individuals and homeowners, care about the same things you do.      Continued on P 10

## Treasurer's Report

Total revenue collected in 2008 is expected to be \$57,825. This includes \$1,550 in interest income and \$475 in recording fees on delinquent assessments. Expenses are expected to total \$68,381 and are shown below. We expect to end the year with surplus of \$38,028. The majority of expenses in 2008 were consistent with previous spending with the exception of legal fees and common ground improvements. Legal fees incurred in 2008 are comprised of the following items: \$2,934 in regards to defending the Trustees against the recent lawsuit, \$888 in response to residents opposed to the recently proposed modification of our indentures to allow homeowners free access to the pool and the balance for cost incurred in relation to the proposed indenture change itself. Common ground improvements included landscaping replacement in the main common ground areas adjacent to the pool, fence replacement at the pool, repairs of the stones around the top edging of the pool, pump replacement and other improvements. Final revenue and expense results for 2008 will be reported in the spring issue of the Gazette.

The budget for 2009 is also presented below. The assessment for 2009 will remain at \$100. This is the seventh year that our assessment has remained at \$100. Expenses are expected to exceed revenues by \$8,450 and our surplus is expected to decrease to \$29,549. Included in the budget below are common ground maintenance and improvements. Two thirds of the funds scheduled for pool improvements will be used for improvements to the bathroom building; a portion is also set aside to meet county code changes that will go into affect in 2009 and the balance used for normal major maintenance items. Other common ground improvements include replacement of the "Welcome to Old Farm Estates" signs on Weatherfield and Amiot roads, mowing/fertilizing the ball fields and entrance at Creve Coeur Mill Road, trimming various shrubs and bushes, mulching the playground other common ground areas along Old Farm Drive and a proposed fence adjacent to the playground.

	2008 Estimated	2009 Budget
<u>Revenue</u>		
Assessments collected 2008	13,790	0
Assessments collected 2009	42,010	13,760
Assessments collected 2010	0	42,040
Investment income & recording fees	2,025	2,025
Total Revenues	57,825	57,825
<u>Association Operating Expenses</u>		
Insurance	11,054	13,091
C & V - Fees & Expenses	5,564	5,609
Electric - Street Lights	4,881	5,028
Legal Fees	4,272	3,000
Other Expenses	3,638	2,625
Newsletters – Gazette	1,261	1,299
Total Association Operating Expenses	30,670	30,652
<u>Common Ground Maintenance and Improvements</u>		
Pool	22,904	17,715
Other common grounds	14,807	17,908
Total Common Ground	37,711	35,623
Total Expenses	68,381	66,275
Net Income	(10,556)	(8,450)
Cash Surplus at Year End	38,028	29,549
Cash Collected in Nov/Dec for Next Year	42,010	42,040
Total Cash projected at Year End	80,038	71,589

## **2007 AUDIT OF THE INCOME, EXPENDITURES AND CASH BALANCES**

Article III, Paragraph L of our Indenture states: "Income and expenditures shall be audited once a year by three Trustees other than officers selected at random and their report shall be mailed to each resident." Dan Bellows, Sam Craig, Mike Davis, Jerry Goldberg and Nancy Gray participated in the audit. The following is their report:

There was some discussion by the Board about possibly using an outside accounting firm to review the 2007 accounting records. After obtaining two bids from reputable firms, the Audit Committee found that the cost was significantly more than the Board authorized. The Committee then resolved to perform the audit per the Indenture as has always been done in years past.

### Audit Report

The committee audited the income and expenditures for calendar year 2007 and the cash balance as of December 31, 2007 as reported on financial statements prepared by the Treasurer of Old Farm Estates Subdivision. Our responsibility was to express an opinion as to the accuracy of these financial statements based on our audit.

The audit consisted of reviewing the cash disbursement register, reviewing paid invoices for propriety and tracing them to the cash disbursement register, tracing all expenses reported in the financial statements to the disbursement register, reviewing bank reconciliations and tracing amounts to the bank statements and the financial statements, reviewing canceled checks for proper payee and signature, comparing assessment receipts as reported by the City and Village Tax Office to the bank statements and the financial statements, reviewing interest income reported in the financial statements and agreeing all amounts to the bank statements, and testing the accuracy of the financial statements presented.

In our opinion, the financial statements referred to above fairly present the Old Farm Estates Subdivision cash receipts and disbursements for the year ending December 31, 2007 and the cash balances at December 31, 2006 and 2007.

The Audit Committee

## **GREAT RIVERS GREENWAY DISTRICT (GRG)**

The result of the August survey for the trail in OFE indicated that of the 29% (162 homes) of the subdivision responding to the survey, 80% were in favor of the trail and 20% against.

In November, we mailed a counter offer to GRG for its approval in our granting a permanent easement and requesting \$60,148 and changes in the contract language. It responded that our counter offer "is a significant increase to the original amount previously offered by GRG (\$14,400). In order for such a significant increase to be approved by the GRG board, a certified appraisal substantiating the value of the OFE counter offer must be completed."

We have been in contact with our subdivision attorney regarding the transfer of an easement for the trail. He discovered that a 16.98 acre tract of common ground land is still in the name of Kodner Development Corporation, the developer of OFE. Clearing up the title needs to be done as soon as possible, and lawsuits do take time, even if uncontested. OFE cannot grant an easement over land of which it is not the recorded owner. We are investing our course of action to clarify and transfer the title to OFE.

## GENERAL MEETING OF OCTOBER 22, 2008

October 22, 2008 Meeting called to order by Vice-President Larry Jackson at 7 pm.  
Subsequent later actions are within ( ).

### FINANCIAL

#### **Ted Campbell, Treasurer.**

The board is discussing the budget for 2009. (Approved at the November Trustee meeting, see Treasurer's Report).

Investment income for 2008 is down and legal fees are up due to the pending residents lawsuit.

Pool improvements were \$5,700 for concrete, \$8,200 for a new fence. Sam Craig stated the actual cost was \$8,995 and the excess was paid from the pool budget, not from assessments. A new pump motor was installed and improvements made to the guard shack.

Including assessments collected this year for 2009, we have projected a cash balance of \$80,038. Of that amount, the assessment of \$55,800 is available for budgeting. We project a cash balance of \$23,000 for 2009. Residents were concerned that the surplus will be spent for the pool. That is partially true; some years, less than \$1,000 was spent.

For 2009, the pool bathroom needs improvement, \$3,000 designated for common ground, and a new sign on Amiot. Upgrading of the cul-de-sacs is an on-going study.

For 2009, the current assessment of \$100 remains unchanged

A resident questioned why we are maintaining Parkway School property, the hill north of the Gazebo to the first OFE house. Ted also noted that we have been maintaining this property for a long time. This maintenance reflects a long-held view of the Board that this property needs to look nice as it is seen as the entrance to our subdivision. Discussion occurred between Ted and a resident if this was legal as we don't own the property. Ted stated that we have permission, the resident disagreed.

The pool operates as a non-profit corporation. In 2008, there were 135 memberships paying \$42,000. The Pool Fund efforts included a trivia night raising \$4,700; proceeds are designated for deck furniture.

In response to "some" residents' previous criticism, the board voted to spend up to \$1,000 for an outside agency to audit our books. We have approximately 120 transactions per year.  
(See Audit report article)

The lawsuit against five Trustees Jackson, Craig, Campbell and former Trustees Schweitzer and Reichelt by former Trustee Hall, resident Gates and former resident Fortus, contends that:

- The board violated Paragraph M of the indentures in utilizing assessment for pool operating expenditures, defined as capital expenses.
- The pool membership fee is too low for operations.
- The vote in 2004 to change the indentures to read 60% of those voting in place of 100% of all homes, voting or not, was illegal.
- Our insurance does not cover pool members who are not residents. Sam Craig stated insurance was provided.

**GREAT RIVERS GREENWAY** - It responded that it will provide to OFE approximately \$14,000 for an easement. We are requesting \$65,000. A resident suggested that the funds be utilized for street lights. The survey conducted by OFE, of the responses, 80% was in favor. Overall subdivision response was 29%. The trail, when completed will be maintained by St. Louis County. The board will research that if the County is unable to maintain the trail, perhaps by budget limitations, what agency is responsible. A resident suggested a performance bond.

(An update was provided at the November 11 Trustees meeting. See article elsewhere)

A cul-de-sac committee has established standards for these areas. It was noted that the county owns these areas, and if we chose, the maintenance is our responsibility. Currently, maintenance of the cul-de-sacs is provided by the surrounding lot owners. The Board is discussing whether it can assume the responsibility for their maintenance and if so, how much will it cost

### **PAGE-OLIVE CONNECTOR.**

#### **Jerry Goldberg**

The St. Louis County Highways and Traffic is compiling the survey comments. The four alternatives are under investigation for archeological or frontier evidence. If found, they cannot be disturbed. Traffic patterns for the four alternatives are being studied. A preferred alignment decision will be announced in December 2008 or January 2009. The next public meeting is scheduled for January 2009 when the public can comment on the decision. There is a remote possibility that the public can influence the final decision.

(In a December conversation with the County, the research for the environmental impact for each alternative has been completed. This is the last of the supporting documents required for a recommended alignment. A traffic count of cars exiting Old Farm Drive onto Creve Coeur Mill Road, during a 13 hour period occurred in December).

### **GOOD AND WELFARE** - Residents comments:

A few residents thanked the Trustees for their efforts, especially in these trying times.

Our \$100 assessment is a bargain.

Tree limbs should be trimmed to be a minimum of 7 feet above a sidewalk.

If unable to accomplish yard work, hire school kids.

## **SUBDIVISION PHONE DIRECTORY**

An updated subdivision phone directory will be published in early spring. The listings are being finalized right now. Please review your entry in the 2006 directory. If you have not already submitted changes, corrections, additions or new homeowner listings, please do so immediately. We utilize the City and Village tax records as the basis for the listings. All changes must be received by January 31, 2009 for inclusion in this edition. They may be submitted to Sam Craig via email at [samcraig@mbemail.com](mailto:samcraig@mbemail.com) or regular mail at 13135 Greenbough Dr, St. Louis, MO 63146. Sorry, but renters are not eligible for placement in the directory.

Sam Craig

## OFE STREET LIGHTS

Residents have requested that the trustees investigate the installation of additional street lights. Dave Voeller has researched and submitted this report.

I have driven around and thru all of the OFE streets and the streets of our neighbors. There are several OFE streets where only half the homes have working yard lights. The best lit streets had homes that were also well lit, and in many cases, these homes had an external and illuminated garage light. The darkest streets simply had many homes with no illuminated outside lights.

To try getting an idea of how OFE compares to some of our neighbors in terms of quantity of lights and coverage, I've started mapping out their lights also. Robinwood Subdivision next door seems to have the best coverage but their power is underground making it easier to install the lights.

I sent an email to Ameren UE asking about OFE lights. An electrical engineer called me back to answer some of my questions.

- All electric light poles have electricity provided by the nearest above ground utility pole.
- OFE would have to have a contractor dig a minimum 18" deep trench to the utility pole or in some cases like the center island in a cul-de-sac the contractor would have to do a directional bore under the pavement to the nearest utility pole. This is usually a cost in the \$2,000 to \$4,000 range per directional bore.
- Once the site is prepared, Ameren would install the street light and hook the electric to the utility pole.
- After Ameren is done, the contractor would come in and fill the trench back up.
- For budgeting purposes, the average Ameren installation cost is \$2,500 per pole.

The monthly cost per pole which covers rental, maintenance, emergency replacement, electricity is approximately \$15 per month. Maintenance includes dealing with a police report should someone drive into a pole, replacement of damaged poles, replacement of bulbs and fixing light poles that don't work

If OFE were to go with a non-Ameren UE pole,

- OFE would be responsible for hiring the electrician to hook the pole up.
- The pole would have to have a meter on it someplace so that Ameren could find out how much electricity the street light uses.
- If anything happened to the pole, OFE would be responsible for fixing it. OFE would be responsible for replacement of the luminaire. Cost of this alternative is unknown and would have to be researched.

It is **highly** recommended, that if a light is to be installed, to obtain the consent of neighbors because the light pollution has generated several complaints to Ameren UE.

Installation issues for a luminaire running off of electricity supplied by Ameren UE are generally the same no matter if Ameren does the hookup to one of their lights or an OFE contracted electrician does the hookup to a 3<sup>rd</sup> party light. A spot has to be picked, neighbors informed, approval from the neighbor(s) affected by the installation, a trench dug, grass replanted, etc. If we use Robinwood Subdivision as a guide as to where to put lights, we would put one on every street intersection and the center island of every cul-de-sac at a minimum.

The Ameren UE engineer I talked to referred to the light manufacturer for light coverage but his experience is that new subdivisions have lights about every 3<sup>rd</sup> or 4<sup>th</sup> lot in the front adjacent to the street.

### Work To Be Done

- Mapping street lights of OFE neighboring subdivision that we can use for comparison.
- Use the OFE map of our existing lights and decide where new lights would go should we decide to move forward with a lighting plan.
- Visit each proposed site and
- decide where the closest utility pole is. Then measure the distance to the utility pole. Note if there are any obstructions and the distance for digging under the obstructions. This information is necessary to estimate the job cost and overall decisions on how to proceed.
- Contact a contractor to get an estimate for trenching and boring.

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- Contact an electrical contractor to get information/estimate on how much to install a non-Ameren light pole.
- Are there any Saint Louis County ordinances that must be followed in terms of uniformity, glare, etc.?
- Expand on the pros/cons to having street lights and come up with reasons why we want street lights.

### **Conclusion**

Installing street lights is obviously no small project. From the work done so far which seems to be the tip of the proverbial iceberg, it looks like this is going to be a very expensive initial cost and an expensive yearly cost. I think it is very important to establish why we want street lights in the first place.

Security is one of the main reasons I've heard for having street lights but the research I've done so far shows that there is no scientific proof that street lights deter crime. Street lights do make residents "feel" safer however. This feeling can be engendered by showing the area in as natural a form as possible. In order to do this it is essential that some illumination be given to the vertical aspects of the street scene such as trees, walls and buildings. Also, people feel a sense of security from being able to see their own front door from the street. Finally, I've talked to some of my neighbors and there are several that want street lights but as with anything else, there are several that don't, (a BB gun to shoot out the lights was brought up).

This is my list of Pros and Cons to having lights.

### **Electric Light Pro**

- Street lights make homeowners more comfortable because they feel safer.
- The electric lights generally provide more light than solar, wind, or hybrid lights.
- Initial capital cost per light is less than most solar/hybrid lights.
- Good visual acuity to facilitate a high level of vehicular/pedestrian interaction.
- Enhance sense of subdivision vitality after dark.
- Comfortable and attractive nighttime visual environment.

### **Electric Light Con**

- Light pollution is always a problem and Ameren always gets complaints about a newly installed street light.
- Street lights are an eye-sore to some neighbors who like the trees, not the poles.
- There is a cost of \$14.74/month/light forever and the OFE budget might not support it.
- Trimming trees away from the lights becomes an issue as witnessed by some of the lights of our subdivision neighbors.
- Luminaries become a dominant streetscape element because of the location below the tree canopy.
- Light uniformity likely will not be achieved in terms of longitudinal uniformity along the road and overall uniformity over the whole surface of the road. Without good uniformity, there would be dark patches on the road surface where an object on the road may not be seen or a person with ill intent may hide.
- Surround Ratio (see Bookbinder going downhill to the pool) is the measurement of the level of light on the road surface against that of the surrounding area (generally limited to 5 meters either side of the road. Without a certain value of lighting on the surroundings, the lit road would look like a tunnel and animals or humans on the side of the road may be unseen until they entered the lit area.

Dave Voeller

### **Lighting of Old Farm Streets**

As you can see from the previous article, the cost of installing lights to take care of all dark areas is cost prohibitive. Our neighborhood has a lot of dark areas that need attention. The residents can help by doing the following:

- Make sure any existing post lights are working and glass cleaned to give the maximum light.
- Turn on porch lights(dusk to dawn conversion).
- Install spot lights, preferably fluorescent (dusk to dawn).

Larry Jackson

## **WATCH FOR CUL-DE-SAC SURVEY**

Soon, lot owners will receive a mailing that will contain a survey regarding the cul-de-sacs in our subdivision. Please fill it out and return it as the Board of Trustees is very interested in your thoughts on whether the subdivision should take responsibility for the maintenance of these areas.

Concern has been expressed by some lot owners and Trustees that the condition and maintenance of the cul-de-sacs are inconsistent. The general feeling among Board members is that the condition of the cul-de-sacs does reflect on our subdivision as a whole and the value of our homes. Currently, the lot owners around a cul-de-sac generally maintain the areas. We have over 20 cul-de-sacs, many of which are maintained very well. But for many reasons, upkeep of others is inconsistent or lacking.

The Board has formed a committee of Trustees and lot owners to examine this problem and to develop a solution. They have clarified that the cul-de-sacs are owned by St. Louis County, not a part of the subdivision's common grounds. The committee is working with the County for OFE to take responsibility for maintenance of the cul-de-sacs. Accordingly, the committee is putting together a plan to establish a policy and minimum standards for cul-de-sacs. The central questions that have been identified are: Should the subdivision assume responsibility for the cul-de-sacs? How much will it cost to bring them all up to a standard? What annual cost would the subdivision be willing to bear for the ongoing maintenance and upkeep? These are some of the types of questions you will see in the survey. As the property is not owned by OFE, an indenture change is necessary. As you observed with the upgrading of the pool fence this year, the Board is intent of doing its best to present Old Farm Estates as a premier subdivision in St. Louis County. Please respond promptly with your thoughts regarding the cul-de-sac issue.

Nancy Gray

## **HALLOWEEN AT THE OLD FARM POOL**

Friday evening, Oct. 31 was a picture perfect Halloween evening with clear skies, balmy temperatures, and lots of colorful leaves. Between 5:30 and 6:30 pm, about 200 Old Farm residents and some guests gathered at the pool for candy, hot dogs and soda. All of the children and many of the adults were dressed in costume for the occasion. We don't get many trick or treaters at our homes. I sometimes think it is because our subdivision is so large and spread out. The pool gathering then becomes the perfect way for kids to show off their costumes to their friends and for the adults to catch up on the news since the pool closed for the summer. I did speak with one young family who currently lives in an apartment nearby. They saw our signs and brought their children by to see our celebration. They were very happy with what they observed and seemed convinced that Old Farm was where they wanted to look for a home. I want to thank Joy Fischer (trustee) for doing the shopping for this event. I would also like to thank Skip Hart, Wayne Hause, Ron Reichelt, Ron Tischer, and Jerry Lehman for setting up and grilling the hot dogs. Joyce Lehman, Pam Mahon, Michele Tischer, Susan Bader, and Trish Agan did a great job of serving the hot dogs and candy. Many of these folks have been volunteering their time to this event for 15 or more years. Thank-you all very much!!!

Karla Reichelt

## **SUBDIVISION APPEARANCE**

Please, rake the accumulation of leaves from the sidewalk. In wet weather, they are slippery. And as a reminder, do not rake leaves into the street.

A car ran into the entrance gate house and took out some shrubs and back-flow of the sprinkler system this past spring. The driver's insurance paid for all damages. We were out only \$250 for painting of the walls and floor

Larry Jackson

## PAST PRESIDENT'S MESSAGE

From page 2

Our governing document is the Indenture of Restrictions, originally crafted when the subdivision was developed and later restated by the courts in 1979. These Indentures are simultaneously specific about some things and not at all specific on others. That "no fence of any kind may be erected on said lots without the prior written consent of the Trustees" is clear. If I want to put up a fence, the Trustees have to approve it, period. No gray areas on that one. But how about "the Trustees shall be empowered to intervene in any and all matters that in their judgment, could reasonably be expected to have an effect on property values in the subdivision, including but not limited to, zoning, variances from zoning, special use permits, road development and traffic patterns." Huh? That's some wording that appears to be decidedly open to interpretation. There's also some verbiage in the indentures about the Trustees being able to "compel the performance of any restriction set out in this Indenture" and that the "authority herein granted to the Trustees is intended to be discretionary and not mandatory." So it would seem that the "authority" granted to the Trustees is at once explicit and yet nebulous. In short, the Trustees are usually grappling with the ideas of what is, or should be, discretionary or mandatory; what is, or isn't, something that could "reasonably be expected to have an effect on property values" and how to best carry out their duties.

Suffice it to say that in the period of time I have been on the board, I have had the privilege of serving with people who, in my opinion, never undertook their responsibilities frivolously. That's not to say there haven't been differences of opinion! My goodness, I don't think you can ever have 15 people, working in tandem to accomplish things and not have disagreements over the 'best' ways to do it! Past, and current, Trustees have undertaken projects, attended meetings, delved into information and supplied physical labor in efforts that have cost them

literally tens of thousands of their collective hours of time. All in an attempt to maintain, improve, support and positively effect property values in the subdivision.

I have often had people respond to me when I mentioned that I was a Trustee that it was a "thankless job." I can't say that I've ever felt that this was true but I would like to take this opportunity to thank previous, current, and future Trustees for all of this effort, and to thank the residents of Old Farm Estates for having allowed me to serve on your board.

Kathy Schweitzer

## **NEIGHBORHOOD WATCH NEEDS YOUR HELP!**

Economic times are changing. Communities around our subdivision are changing. Traffic patterns in and around us have changed. While these things are not of great concern, today they do indicate a need on our part to be ever watchful of our neighbors and homes.

Neighborhood Watch programs have proven to be very successful in St Louis County and around the country. Email communication is much faster than word of mouth or an article in the paper several days after an incident. The potential for preventing and solving crime is enhanced when there are more eyes and ears watching and reporting.

Today less than 15% of our subdivision has signed up for Neighborhood Watch communication. **THERE IS NO WORK INVOLVED!** It is everyone's responsibility to watch out for the children, property and neighborhood in this and all areas.

Sign up today by sending an email address to Les Shenberg, at [Lshenberg@sbcglobal.net](mailto:Lshenberg@sbcglobal.net). You never know when you might need the help or are able to help. ( OFE does not sell email lists ) .

Les Shenberg

## IT'S TIME TO TURN THE PAGE

Since 2001, I have been the editor of the Gazette. During this period, the Internet has become more abundant and always current. Simultaneously, we have witnessed an unfortunately decline of the printed media. The board previously discussed the eliminating the paper as outdated and an unnecessary expense. Residents without a computer would not be informed and isolated from the happenings of the neighborhood. Cooler heads prevailed, to continue the Gazette but reducing the frequency from four to two times per year.

The Gazette serves as the required annual notification of our financial audit. We also include high priority items such as the budget for the following year. (The monthly trustee minutes, reflecting the trustee official decisions, are posted on our web site). The paper serves as a rallying vehicle for the betterment of OFE, provides cohesiveness for neighbors to take pride in our subdivision and each other. Historically, the Gazette is a documentation of the happenings OFE. At the general or trustee meetings, it's interesting to hear how frequently the Gazette is quoted.

Like any publication, there has been controversy in the printed subject matter. I have attempted to provide a balanced coverage. Only you can judge if I have been fair.

.It's now time for me to relinquish this task to another person. Why? I believe that a new editor can bring fresh ideas to the newsletter, a person who can relate to and is impacted with the immediate day-to-day concerns of OFE while paying attention to the long term betterment of our subdivision. That person should continue to present articles from the residents that are either for or against a project, be respectful of and by the residents, avoid slander, misinformation, and innuendo or out-of-context statements. Incorporating creative articles is a plus.

I thank all the trustees for their articles, revised articles and their proof reading. At times, it required multiple Gazette versions until we 'got it right.' Following tradition, the current president chooses the new editor.

Jerry Goldberg

## MAINTAINING OUR SUBDIVISION

I have been reluctant to bring attention to any individuals for their work at the risk of alienating other hard working residents. Lately there has been much discussion pertaining to the maintenance of the common ground and related areas. Joyce and Jerry Lehman and Larry Jackson deserve to be honored for not only their hard work and time but doing a task without seeking glory.

- Repair and replace American flag at entrance
- Plant bushes, flowers and grass in common ground
- Water bushes, flowers and grass
- Pick up litter
- Pull weeds
- Clean and repair sprinklers
- Empty and clean 3 large trash cans in common ground
- Resurface parking lot
- Paint yellow lines in parking lot
- Repair chain link fences around pool
- Repair 6" x 6" wood post traffic barriers
- Repair steel gate
- Repair and replace signs
- Repair common grounds walking/biking path
- Repair basketball backboard and replace net
- Install and repair playground equipment to maintain safety
- Groom wood chips in playground
- Remove graffiti from playground equipment
- Pick up downed tree limbs
- Chain saw trees that fell on common ground
- Add rocks to ditch in common ground
- Dig swales to redirect water runoff around playground and ball field
- Fill in low spots to improve drainage
- Cleaning a common ground trash can from spoiled refrigerator and freezer food.

Larry has been very vigilant when work needs to be subcontracted. He gets several bids to find the lowest cost to the lot owners. If the job is not done right, he has the subcontractors come back and fix it.

Trustees (with input from Joyce Lehman)

More articles on last page

**QUARTERLY GAZETTE**  
**OLD FARM ESTATES**  
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St. Louis, MO 63146

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### **JULY RECREATION REPORT**

We were blessed with wonderful weather and a great turn out at the Old Farm 4<sup>th</sup> of July celebration this year. The day started with the parade at noon which included the fire department, bikes, strollers, wagons, and even a couple of floats this year. Steve Cori, (an Old Farm resident) who owns Classic Red Hots Catering, sold lots of Chicago style hot dogs, brats, and gyros. Thanks to Steve for taking the time out of his busy schedule to do this again this year. Activities at the pool included a soda dive, a water balloon toss, limbo, a football toss, attendance prizes, and a 50/50 raffle. Thank-you to Luke and Susan Bader for organizing the 50/50. Luke's company, Bader Appraisal donated 6 tickets to Cardinals' games to make the raffle more enticing. The pool earned \$125 on this raffle which will be used as start up money for our Trivia Night. Thanks also to the following worker bees who helped with the games on the 4<sup>th</sup>; Luanne Franzer, Barb Dobbert, Michele and Ron Tischer, Nancy Gray, and Joyce Lehman. Kathy Renaud and Jim Moll of Coldwell Banker Realty, John Besmer of Landmark Realty, Dobbs Auto Care, Satchmos Bar and Grill, and the Zwick family donated the attendance prizes this year. Please patronize these local businesses that are so supportive of Old Farm Estates.

Karla Reichelt

### **GAZEBO**

A few months ago, the gazebo at the front entrance was damaged by a DUI driver. The driver's insurance paid for the damage and the work has been completed. It looks much better than before with all new paint, including the floor and new plantings and removed overgrown trees. Much co-ordination was required, but I feel it was well worth it. We were only out \$250 for painting of the walls and floor as approved by the Trustees. A sealer is to be applied to the limestone cap stone. Larry Jackson