



University Park Subdivision Newsletter

Winter 2005

Winter 2005

www.universityparksubdivision.com

Inside this issue:

Annual Meeting	1
New to the Neighborhood	1
Assessments	1
Indenture	1
Monthly Meetings	2
What's happening in the subdivision?	2
Trees	2
Building permits	2
Street Sweeping/Leaf Collection	2

Important phone numbers:

Trustees:

Patricia Manhart, 863-8306
 David Heyse, 863-5524
 Deborah King, 721-4308

Bookkeeper:

Teresa Miller, 583-5793
 Fax: 863-3390

University City Council:

Francine Brungardt 863-2671
 Shelley Weisch, 727-6852

Ameren UE, 342-1000
 (To report Street Light Outages)

Missouri American Water Co,
 866-430-0820

Metropolitan Sewer District,
 768-6260

Annual Meeting: April 13, 2005

Our annual meeting will take place 7:30 pm Wednesday, April 13 at the University City Public Library (main auditorium).

AGENDA ITEMS:

Election: Deborah King is up for reelection as a Trustee.

Indenture: Discussions for revising the Indenture are ongoing. The Trustees have established a committee for revising the Indenture. It will take the approval of 2/3 of

subdivision residents to approve a new Indenture.

Street work: With sidewalk repairs completed, the focus for 2005 will return to curb construction.

Past due assessments

Tree planting

Building permits

Open floor.

We hope to see you there!

New to the Neighborhood?

The University Park Subdivision is the largest private subdivision in Missouri, encompassing over 850 residential properties. The subdivision is governed by an Indenture that is administered by three Trustees who serve overlapping three-year terms. They maintain our streets, sidewalks, and the trees in the tree lawns on our common ground.

You can e-mail us at info@universityparksubdivision.com fax us at 863-3390 or call one of the Trustees.

Assessments

The costs associated with maintaining our beautiful neighborhood are covered by our annual assessments. Assessments are based on a calendar year from January to December and are due by June 1. **Enclosed with this newsletter is your Notice of 2005 Assessment which is due June 1, 2005.**

Collecting past due assessments remains a priority. We are making a concerted effort to catch up on past due assessments through past due notices, liens on delinquent properties, and legal action against property owners with substantial balances.

Questions regarding a notice of delinquency should be directed to the Trustees.

Indenture

Most of you are aware that our Indenture was drafted in 1922 and is difficult to interpret. The Trustees are committed to rewriting the Indenture to bring it into the 21st century. It will be a huge task, requiring the approval of two-thirds of the owners. The Indenture defines the boundaries of the subdivision and regulates the building materials, space between buildings, height of buildings, types of businesses allowed and numerous other things that affect the character of the subdivision.

The Trustees have drafted an outline to facilitate committee discussions. **The first committee meeting will be held at the Trustee's February meeting—7:30pm, Tuesday, February 1 at the University City Library.** Please talk with a Trustee or e-mail us to get involved. Your comments and ideas are welcome

Monthly meetings

Don't forget that all residents are welcome to attend the Trustees' monthly meetings.

Meetings are held at the University City Public Library. Meetings have been held at 7:30pm on the first Tuesday of every month but beginning in May 2005, meetings will be held on the second Tuesday of each month.

The meetings take place in the small conference rooms on the second floor. If you can't attend, the minutes are published on our website.

Keep that calendar!

The calendar distributed by University City is a valuable resource for residents, providing guidelines and dates for special leaf pick-ups, trash and bulk item collections, meeting dates for the city council and commissions, important phone numbers and information on special events.

Did you know?

During November and December, U. City Yard Waste Stickers are not required on your leaf/yard waste bags.

January through October, stickers are required.

What is happening in the Subdivision

Accomplishments

In 2004, the Trustees completed several projects including:

- Repairing sidewalks throughout the subdivision.
- Planting 11 new trees
- Continuing the street sweeping program to keep our streets clean.
- Installing a new gate at Delmar and Vanderbilt to match the gates at Purdue and Vassar thanks to a

Community Partnership grant secured in 2004.

In progress

- Collecting past due assessments continues to be a priority.
- Starting the Indenture revision process. Residents interested in getting involved should contact a Trustee.

Planned for 2005

Projects scheduled for 2005 include:

- Replacement of curbs and cutters on 1-2 blocks as part of the long term street maintenance plan.
- Repair of gates at Purdue and Delmar, and Vassar and Delmar.
- Pruning and care for trees in the subdivision.
- Planting 12 new trees

Subdivision Trees

With over 1,000 trees on the common ground of the subdivision, regular maintenance is required to promote healthy growth, treat disease and prevent damage to property. The Trustees are committed to protecting this valuable asset and have contracted with a local company, Droege, Inc., for professional advice and services.

New trees are also planted every year to replace trees lost to disease or storm damage and to fill in any open areas.

Contact a Trustee if you have open areas on your tree line that would benefit from a new tree. You must be willing to water and care for the tree after planting.

Building Permits

Our Indenture (and City Hall) requires that construction plans (excluding interior remodeling) include the signatures of two out of three Trustees. This is to assure that the project complies with our subdivision Indenture. The Indenture places restrictions on building materials so it is beneficial to contact the Trustees for information prior to finalizing plans.

City Leaf Collection

U. City picks up bagged leaves and yard waste once a week with the trash. Place all leaves, twigs, plants, or small brush in 30 gallon biodegradable bags (no plastic bags) along with an U. City Yard Waste Sticker on each bag. Brush and tree limbs that are not larger than 3 inches thick will be collected at the front curb if they are tied in bundles no longer than 4 feet and no more than 2 feet in diameter.

Leaves may be raked into the street only during U. City's special leaf collections.

East of Midland—Weeks of 03/21/05, 10/17/05, 11/7/05

West of Midland—Weeks of 3/28/05, 10/24/05, 11/14/05

During leaf collection times there should be leaves only. There should be no branches, vines, or other waste such as rocks, dirt, and broken glass with the leaves.

Subdivision Street Sweeping

The subdivision has contracted a street sweeping service that will sweep as needed. This service is used to keep leaves out of the streets, gutters and drains. This is not meant to pick up leaves from residents yards. Please rake leaves into the streets only for the U City Leaf Collection.