



University Park Subdivision Newsletter

2007

Spring 2007

www.universityparksubdivision.com

Annual Meeting:

May 8, 2007

Our annual meeting will take place 7:00 pm Tuesday, May 8 at the University City Public Library (main auditorium).

Election: David Heyse is up for reelection as a Trustee.

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 with overlapping three-year terms. They maintain our streets, sidewalks, the trees in the tree lawns, and many other things on our common ground. Midland and Pennsylvania are within the subdivision but not maintained by the subdivision.

Monthly Meetings

All residents are welcome to attend the Trustees' monthly meetings.

Meetings are held at the University City Public Library at 7:00pm on the last Tuesday of every 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.

Important phone numbers:

Trustees:

Kay Watts, 863-8306
David Heyse, 863-5524
Deborah King, 721-4308

Bookkeeper:

Teresa Miller, 583-5793
Fax: 863-3390

University City Council:

Lynne Ricci, 725-9090
Michael Glickert, 863-1812

St. Louis County Council:

Barbara Fraser, 615-5441

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

Missouri American Water Co,
866-430-0820

Metropolitan Sewer District,
768-6260

Assessments/Finances

The costs associated with maintaining our beautiful neighborhood are covered by our annual assessments.

The major items include:

Annual tree maintenance: \$40,000

Sidewalk repairs: \$5.50 per square foot

Gutter & curb replacement for two blocks:
\$77,000

Assessments were increased in 2007 to speed up the street repair project. The due date was also moved up to March 1 to allow for spring repair work. The Trustees do not intend to raise the assessment in 2008.

Collecting past due assessments remains a priority. Our collection rate in 2006 was 90%. We continue to make a concerted effort to collect past due assessments through liens on delinquent properties and legal action against property owners with substantial balances.

Financial statements are available on our website and details of delinquent assessments are available upon request.

Midland Blvd

St. Louis County is planning for the upcoming construction of I64/40 and anticipates that there will be increased traffic on Midland. The County plans to re-stripe Midland for 4 lanes from Delmar to Canton.

The Trustees strongly voiced their opposition to the County and our City and County Council Members have joined us. However, given the volume of cars that the County has to move through the area, the plan will be implemented.

The Trustees will continue to work with the County and will consider implementing traffic controls on our side streets if needed. Please advise us of any problems with increased traffic on our subdivision streets.

Building Permits

Our Indenture (and University City) requires that construction plans (excluding interior remodeling) be approved by Trustees.

The Indenture places restrictions on building materials so it is beneficial to contact the Trustees for information prior to finalizing plans.

University City Information

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.

University City has redesigned its website. It is easy to navigate and full of information.

<http://www.ucitymo.org>

What is happening in the Subdivision

Projects currently in progress:

- Replacement of curbs and gutters on 2 blocks as part of the long term street maintenance plan.
- Planting 6 new trees
- Having an Attorney draft the new Indenture based on the outline drafted by the Trustees and volunteer lot owners.
- Removal of damaged and outdated traffic signs.
- Painting sign posts.
- Formalize subdivision operating procedures, controls, notices, and trustee duties in order to ease transition to new trustees.
- Sidewalk repairs
- Landscaping of one island every 1-2 years.
- Patch potholes

House Numbers

University City requires that house numbers be large enough to be seen from the street. This is for your safety. Police have the authority to ticket you if the numbers cannot be seen.

Details regarding size requirements are available on the University City website.

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 contract with professional arborists to provide services.

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

Sewer and Water Lines

The subdivision is not responsible for maintenance and repair of sewer and water lines.

MSD or American Water Company maintain the inlets and main lines while homeowners are responsible for the lateral lines that connect each house to the system.

Sinkholes could be a sign of a sewer or water problem and should be investigated. U City does have a program to help with financing sewer line repair and information is available on their website.

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.

Limbs and branches 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.

Neither the city nor the subdivision will pick up loose branches or yard waste.

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

City lawn waste stickers are not required in November and December.

Subdivision Street Sweeping

The subdivision has contracted a street sweeping service that will sweep monthly weather permitting.

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.