

# University Park Assessment Information

Questions from homeowners, title companies, and real estate agents regarding assessments or liens should be addressed to Kellee Matt at DNI Properties at 314.576.0700, ext. 401.

# Monthly Meetings for University Park

University Park Trustees meet monthly on the third Tuesday of the month at 7pm at the Centennial Commons in Heman Park. Residents are welcome to attend. Please contact a Trustee to verify the date.

# Free Mulch For Residents

Residents may pick up compost/mulch at no charge, east of the basketball courts in Heman Park (off Midland). Pick-up is available Monday through Friday during daylight business hours. If you can pick up and load the mulch yourself, it's free.



universityparksubdivision  
P.O. Box 300586  
University City, Missouri  
63130



Annual Meeting  
University City Library  
Wed., March 21 2012, 7pm



Spring 2012

# onthetheUP

Newsletter of the University Park Community

## University Park Welcomes You

Established in 1922,  
University Park is a historic  
private community  
located in the heart of  
University City.

Welcome to the 2012 edition of the University Park Subdivision annual letter. For many of us, this is the only communication that you have with the trustees all year.

The trustees would like use this opportunity to bring you up to speed with what we have done this past year and what we hope to do during the next year. Whether you are a long time resident or new in the community, if you are a property owner or a property renter, we encourage you to go to the subdivision website ([universityparksubdivision.com](http://universityparksubdivision.com)) and review the indenture and all the amendments that have accumulated over its life.



The website also provides you with a review of the last decade of newsletters, the street project, the minutes of the past annual meetings, the duties of the trustees, who the trustees are and how to reach us. You can also view the original 1922 plat map of the subdivision. >

*The University Park Subdivision is a private community. We are self-maintained and receive limited services from the City of University City. As with all private communities in University City, residents of University Park pay for maintenance of their streets, sidewalks, trees, street cleaning, snow plowing, removal of large tree limbs, and other services necessary to maintain the integrity of the community. These vital services are funded by the subdivision assessments.*

< In this newsletter, please take some time to review the Handy Information Section, as this section outlines the very things that trustees seem to get the most calls about...management of tree and yard waste, tree limb management, street cleaning and repair, annual assessment and deadlines for paying your assessment. Note the guide lines for permits and placement of large construction dumpsters and moving "PODS."

The newsletter also provides a listing of addresses that have accumulated unpaid assessments. If your address is listed, you are more than a year behind in paying your assessment. If you are living in rental property and your address is listed, the property owner is responsible for this assessment. All are reminded that liens are filed if the balance exceeds \$1000 and legal collection action is filed on those balances exceeding \$2000. During 2011, 47 liens were filed, and approximately 15 to 20 of this number qualified for legal action. As a result of these efforts, the past-due assessments of 26 of the 47 properties are now paid up and current, increasing the subdivision's resources for upkeep by more than \$45,000. .

It is the hope of the trustees that we will be able to reduce this list even further during 2012. In a subdivision of approximately 800 properties, these seriously delinquent accounts represent a very small proportion of the total



***The largest private sub-division in the state of Missouri, University Park offers a variety of homes with charm, character, and convenience***

properties. Thank you to all our neighbors who continue to pay their assessments on time: this provides the revenue that allows us to maintain the subdivision.

During 2011, the Street Repair Project was continued, with the replacement of the curbs and gutters on the south side of the 7000-7100 blocks of Dartmouth and 7300 Amherst. The north sides of these same blocks will be replaced in 2012. The subdivision's annual special assessment covers the cost of the curbs and gutters. However, the driveway aprons are billed separately to the property owners; their cost is based on the width of the apron. If you wish to have your driveway apron widened at the time that it is replaced, please let us know. Apron work will only be done when the curbs on your street are being replaced.

Trustees meet monthly on the third Tuesday of the month, at 7 P.M. in the conference room at the Heman Park Centennial Commons located at 7210 Olive Blvd. in University City. This is an open meeting to all residents of the subdivision and you are encouraged to attend.

Finally, the annual business meeting and election of one trustee will be held March 21, 2012, at 7 P.M., in the conference room of the University City Library. Enclosed in your newsletter is a proxy for the election of the trustee which you may return, if you are unable to attend the meeting.

## Handy Info You Can Use

### ■ House Numbers

The City of University City requires that house numbers be large enough to be seen from the street.

### ■ Water and Lateral Sewer Lines

Although property owners "own" the water supply and sewer lines that link their homes to the main lines under the street, they do not normally have to pay for the repair or replacement of these lines. They do have to initiate those repairs, however. For repair of water supply lines, contact St. Louis County's Residential Water Service Line Repair Program (314-615-8420). For repair of sewer lines, contact University City's Department of Public Works (Sewer Lateral Repair Program: 314-505-8560). Once the homeowner has applied to these programs, the County (for water) or University City (for sewer) will undertake the repairs, at little or no cost to the homeowner. These programs are funded by surcharges added to the water and sewer bills, to ensure that repairs are made quickly to these crucial services, without delays caused by cost to the homeowner.

### ■ Streets and Sidewalks

**Curb and gutter replacement:** Following a study done in 2003, the Trustees began replacing block-long sections of curbs and gutters throughout the subdivision. Multiple consulting engineers have confirmed that the single most important issue for preserving streets and reducing maintenance and repair (for both asphalt and concrete) is the efficient drainage of water from the street. Because of this, curbs and gutters have the highest priority in street maintenance (ahead of asphalt). Driveway aprons must be replaced at the same time as the gutters, in order to align the grade. The 2003 study ranked the subdivision streets in order of need, and we have currently completed about 33% of the list. Unlike other private subdivisions in University City, we are trying to complete this work without incurring debt, in order to avoid the substantial increases in assessments that those subdivisions have experienced. Street maintenance is crucial to the appearance and quality of the overall subdivision: please pay your assessments and support this work. Unpaid subdivision assessments are the main constraint on our ability to make greater progress on these street repairs. Within recent years, the average cost for replacing curbs and gutters on both sides of a block has been \$45,000 to \$65,000.

**Street Cleaning:** U City provides limited street cleaning with its leaf pick up, in Fall and Spring. In addition, the subdivision employs University Gardens to periodically clean off the storm sewer grates to prevent street debris from clogging them. Please rake or pick up debris from your own street frontage, in order to prevent clogged drains and flooded streets during rains.

**Pods and Dumpsters:** Pods may be left at curb side for up to 30 days, in accordance with University City policy and permits. Construction dumpsters must be kept off-street.

### ■ Speed Limit

The speed limit on all residential streets in the subdivision is 25 mph.

### ■ Dog Leash Law

University City has a leash law and your neighbors ask that you to abide by it. Join us at the award-winning dog park at Vernon and Pennsylvania where dogs run free for a reasonable annual fee. Membership information is available at the City Hall.

### ■ Crime Prevention

Remember to leave outside house lights on at night. Remove cell phones, laptops or other valuable items from your car. Please contact University City police if you see any unusual activity.

### ■ Building Permits

Plans for exterior construction projects (ie, room additions, garages, decks, porches, fences) must be approved by both the University Park Subdivision Trustees and the City of University City. The subdivision Indenture places restrictions on building materials. *It is beneficial to contact the Trustees for information prior to finalizing plans.*

### ■ Information

University City has an excellent website ([www.ucitymo.org](http://www.ucitymo.org)) and is a valuable resource for residents. The site contains information regarding guidelines and dates for special leaf collections, trash collection and bulk item collection. Schedules for City Council and Board meetings are also available along with contact information for University City departments.

### ■ Yard Waste

At all times other than the annual University City leaf collections, *ALL yard waste must be either bundled or bagged and placed at curbside.* (University City waives the requirement for leaf bag stickers during the Fall leaf pick-up season, from October 15 through December 31.) *Please do not leave tree branches at curb side for pick up: all branches must be cut to an approximately 4-foot length and bundled, as per University City refuse guidelines.* Please help keep our streets clean: do not blow grass cuttings or other debris into the street. For further information, see the Public Works/Leaf Collection section of the University City web site.

### ■ Trees

The subdivision has more than one thousand street trees (located in the tree lawn between the sidewalk and the curb), and contracts with certified arborists to maintain them. Please contact a trustee if you notice a street tree that needs attention, or if you would like a new tree to fill in an open space in your tree lawn. Please note: new trees require watering and mulch for the first two summers. If a subdivision tree becomes damaged in a storm and has a "hang-

ing branch", please contact trustee as soon as possible. If the branch is on the ground and is less than 3 inches in diameter, we ask that the home owner cut to 4-foot lengths and bundle. If larger than 3 inches in diameter, contact a trustee for removal. Over the past several years, the subdivision has spent approximately \$60,000 annually on tree maintenance.

### ■ Assessments

Costs associated with maintaining the subdivision are covered by an annual assessment. Support of each resident is essential to properly maintain our trees, streets, sidewalks and other common property. Currently, liens are placed on properties with delinquent accounts in excess of \$1,000, and legal action is taken against those with balances of \$2,000 or more. Any unpaid assessment aged over one year is charged an additional interest fee. Any account that requires legal action also accrues legal and court costs. *This is expensive to both the property owner and the subdivision and can be entirely avoided by paying assessments promptly.* All property owners should have received the 2012 assessment by this date. Please note the due date of March 1 and the delinquent date of September 1. Presently, there are numerous delinquent accounts. *A list of the delinquent properties is included within this newsletter.* Payments can be made by check and mailed to the address shown below. Payments may also be made by credit card online for a fee of \$9.95 at [dniproperties.com](http://dniproperties.com). Please click on "Pay Association Assessment Fees", then enter University Park as the association and the address of the property as the account number.

### ■ Payment Addresses

University Park Subdivision  
DNI Properties Inc.  
POB 105007  
Atlanta, GA 30348

or

University Park Subdivision  
DNI Properties Inc.  
101 W. Argonne  
POB 22  
St. Louis, MO 63122

Or remit online to:  
[www.dniproperties.com](http://www.dniproperties.com)

■ **University Park Website**  
[www.universityparksubdivision.com](http://www.universityparksubdivision.com)

### ■ Contact Information

University Park Subdivision  
P.O. Box 300586  
University City, MO 63130

### ■ University Park Trustees

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