

Ongoing University Park Projects

■ Gate Lights

How many of you noticed that the lights atop the Vassar and Purdue gate entrances were missing? Well, they are *not* missing. None of the Trustees can remember when these lights worked last, and that goes back at least 40 years. During 2012, these original gas lantern fixtures were removed, rewired and renovated by St. Louis Antique Lighting. Hopefully by the time of the annual meeting in April they will be remounted and working as gate lights on dusk to dawn switches.

■ Trees

Due to age, disease and/or storm damage, we removed approximately 18 trees from the curb strip this past year and replaced about 12. It is our hope to add an additional 12 this next year, in combination from those we will receive from the Midland project (see paragraph to follow about the Midland project).

■ Midland Resurface

During the spring and summer of 2013, Midland is being resurfaced from Delmar to Canton. This is a County highway project that is primarily funded by a federal grant. Under federal guidelines, all sidewalk corners must comply with the current ADA (Americans with Disabilities Act) standards. Thus, each corner facing Midland will be redesigned to meet these standards. The county met with the city and the subdivision to share the project specifications. Some trees will be sacrificed to place the crossings within ADA standards. The county has agreed to replace any and all of these trees. Work on this project began in January and is projected to conclude by fall of 2013.

■ Curbs and Streets

During 2012, the curb project replaced the north side of the 7000-7100 blocks of Dartmouth and 7300 Amherst. The curb and apron project for the summer of 2013 will be the south side of the 7000 & 7100 blocks of Tulane. During each curb replacement, the drive aprons are billed separately based on the width of the apron. Apron work will only be done when the curbing on your street is being replaced.

■ Pothole Management

In a cost saving effort, the Trustees became the subdivision "Pothole Crew" in 2012. With a couple of volunteers, the "crew" saved the subdivision OVER \$2000 this past year. If you would like to help the "crew" the first Sat. of the Month April through November, call Trustee Fuller. We will begin a discussion this year about total street resurfacing and hope to present a short and long term plan by the end of 2013

City of University City Reps

Our representatives on the University City City Council (Ward 2) are noted below. Please contact them with questions or concerns about University City services and laws.

■ Michel Glickert 314.863.1812

■ Paulette Carr 314.727.0919
paulette_carr@sbcglobal.net

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. This is an open meeting to all residents of the subdivision and you are encouraged to attend. Please contact a Trustee to verify the date.

University Park Assessment Information

Questions from homeowners, title companies, and real estate agents regarding assessments or liens should be addressed to Kim Bufe at Gardner Companies at 314.576.0700, ext. 407.

March 2013

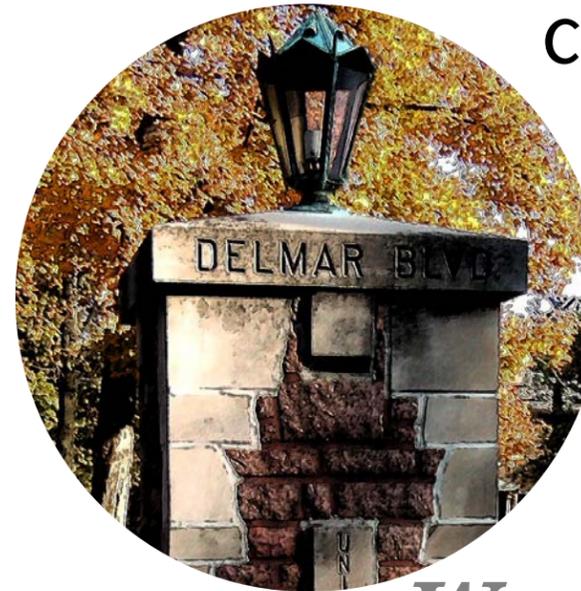
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Periodic Newsletter of the University Park Community



Annual Meeting
University City Library
Wed., April 17, 2013, 7pm

One of the most vibrant communities in town



Our leadership team continues to improve the quality of life and make it a better place for everyone

the amendments that have accumulated over its life. The website also provides you with a review of the last decade's newsletters, the street projects, the minutes of the past annual meetings, the duties of the trustees, names of the trustees and how to reach each of us. You can also view the original 1922 plat map of the subdivision. 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. Please note the guidelines for permits and placement of large construction dumpsters and moving PODS. This newsletter also provides a list of addresses that have accumulated unpaid assessments.

Welcome to the 2013 edition of the University Park community newsletter. For many of you, this is the only annual communication that you have with the trustees. The trustees would like to 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, whether you are a property owner or a property renter, we encourage you to visit the community website (universityparksubdivision.com) and review the indenture and

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 contingent upon receipt of ongoing support and funding by our residents.

Collection of Fees

Your trustees continued a concerted effort to collect aged accounts during 2012. Please note the current list of delinquent fees. If your address is listed, you are more than one year behind in paying your assessment. This will increase your bill with added interest and rebilling fees. If you are living in rental property and your address is listed, the property owner is responsible for this assessment. Please forward this letter and list to the property owner as a "gentle" reminder. Liens are filed if the balance exceeds \$1000 and legal collection action is filed on those balances exceeding \$2000. In a subdivision of approximately 800 properties, these represent a small proportion of properties. Thank you to our residents who continue to pay the assessment in a timely fashion, as this allows a predictable cash flow for the upkeep of our community. The 2013 assessment invoice was sent to you in January and is due by March 1, 2013.

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. The trustees suggest they be no smaller than 4 inches and illuminated at night.

■ Water and Lateral Sewer Lines

Although property owners “own” the water and sewer lines that link their homes to the main lines under the street, they are not responsible for hiring plumbers to repair them, or for paying for those repairs. This is because Saint Louis County (water supply lines) and University City (sewer laterals) provide prepaid programs to cover these repairs. The property owner’s responsibility is limited to notifying the County or City of a possible problem, and filling out an application to have the repairs done. If you see standing water in your tree lawn or street frontage (indicating a water line leak), call Saint Louis County’s Residential Water Service Line Repair Program at 314-615-8420. If you notice subsiding areas in your yard, tree lawn, or street frontage (indicating a sewer line cave-in), call the University City Public Works Dept. Sewer Lateral Repair Program, at 314-505-8560.

■ 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 50% 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: so, 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. During 2012, the curb project replaced the north side of the 7000-7100 blocks of Dartmouth and 7300 Amherst. The curb and apron project for the summer of 2013 will be the south side of the 7000 & 7100 blocks of Tulane.

Street Cleaning: University 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. We request that all lawn debris be either bundled or bagged and placed at curbside for regular trash pickup.

■ 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. Be a good neighbor and follow the limit.

■ 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 vehicle. 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) and is a valuable resource for residents. The website 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. Check your city calendar for all of these various schedules, city hall department numbers and ward information.

■ 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 maintains 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 “hanging 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, of course, is expensive to both the property owner and the subdivision and can be avoided by paying assessments promptly. All property owners should have received the 2013 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 properties is included on page 3 of this newsletter.

DNI Property Management posts and handles all assessment fees for the subdivision. Please return your payment to the DNI address provided in the assessment notice, or the address shown below **ONLY** and not to the subdivision post office box.

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. Click on “Pay Association Assessment Fees”, then enter University Park as the association and the address of the property as the account number.

■ Payments

Please remit to:

University Park Subdivision
DNI Properties, Inc.
101 West Argonne, Box 22
St. Louis, Missouri 63122

Or remit online to:
www.dniproperties.com

■ **University Park Website**
www.universityparks subdivision.com

■ Contact Information

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

■ University Park Trustees

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314.726.6167

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