

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 314.882.6432 or email imglickert@yahoo.com

■ Paulette Carr 314.727.0919 or email paulette_carr@sbcglobal.net

Monthly Meetings for University Park

University Park trustees meet monthly on the third Tuesday of the month at 7 pm 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. **This year, the annual meeting will also be held at Centennial Commons, on Tuesday, April 21st, at 7 pm.**

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 Cos. at 314.576.0700, ext. 407.



ontheUP

Periodic Newsletter of the University Park Subdivision

SPRING 2015

This is your Place

University Park is close to all the essentials and far from the ordinary. Put us on your calendar, come meet with us!

Welcome to the 2015 edition of the University Park Subdivision annual letter. For many of us, this is the only communication that you will have with the trustees all year. 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 to the community, whether you are a property owner or a property renter, we encourage you to visit the subdivision website (universityparksubdivision.com) and review the indenture and amendments that have accumulated over its life. The website also provides you with a review of the last decade of newsletters, the street repair 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 our community. 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, such as management of tree and yard waste, tree limb management, street cleaning and repair, annual assessment and deadlines for paying your assessment. Please note 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.



■ Monthly Trustee Meeting

You are reminded that the trustees meet monthly on the third Tuesday of the month, at 7 pm in the conference room at the Centennial Commons. This is an open meeting to all residents of the subdivision and you are encouraged to attend.

■ Annual Business Meeting

The annual business meeting and election of one trustee will be held Tuesday, April 21, at 7 pm, in the conference room at the Centennial Commons. 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.

Annual Meeting
Heman Park Centennial Commons
Tues., April 21, 2015, 7pm

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



University Park is a private subdivision. We are self-maintained, and receive limited services from the City of University City. As with many private subdivisions in University City, the residents of University Park pay for the maintenance of their streets, sidewalks, and street trees, including snow plowing and some street cleaning services. Maintenance of this infrastructure is vital to the integrity of the community, and is dependent upon the ongoing support and funding of our residents.

Handy Information 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.

■ Water and Lateral Sewer Lines

Saint Louis County and University City provide prepaid programs to cover the repair costs for leaking water supply lines (St. Louis County), and for broken sewer laterals (University City Public Works). The property owner's responsibility is limited to notifying either St. Louis County (for leaking water lines) or University City (for sewer lateral cave-in) of a possible problem, and filling out an application to have the repairs done. If you see persistent 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 60% 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.

During 2014, the curbs, gutters, and driveway aprons of the south side of the 7000-7100 block of Tulane were replaced, as part of the ongoing Street Repair Project. For 2015, any remaining work on Tulane will be completed, and the curbs, gutters, and driveway aprons of 7300 Colgate, and 7300 Princeton, will be replaced. *Please note: the cost of the driveway apron is based on the size of the apron (in cubic yards of concrete), and is the responsibility of each property owner.* This cost will appear on the following year's assessment invoice. Driveway aprons are ONLY replaced when the curbs and gutters on your street are also being replaced.

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 / Sweeping: University City provides leaf pick-up three times per year: once in Spring and twice in Fall. University City posts the dates for the leaf pickup on its Public Works Department web site and also in the back of the University City calendar. Each leaf pickup is scheduled during a 5-day week, and the U City trucks and sweepers can come by for the leaves on any of those 5 days. For this reason, residents are asked to rake leaves into the street during the preceding week end, before the first scheduled day of the leaf pickup. It is important to avoid raking leaves into the street after that date, because there is a good chance that the trucks will have already come by your location, in which case the leaves will remain in the street, creating litter and blocking drains. The subdivision will be working with U City to ticket and fine owners who do not observe the leaf pick up sched-

ule, and who rake leaves and debris into the street after, rather than before, the leaf pickup schedule. University City also provides residential street sweeping during the summer months, three times per year. The dates for the residential street sweeping are posted on the subdivision web site (on the "Street Sweeping" page). In addition, the trustees will place signs on the Midland Blvd. sawhorses, at the time of each of these street cleanups. Throughout the year: please rake or pick up debris from your own street frontage, to help prevent clogged drains and flooded streets. Please put all yard debris in bags (with U City tags on them, if appropriate), and place curbside for regular trash pickup.

*Yard Waste:*The Subdivision does not conduct independent yard waste removal. Raking leaves and other yard waste into the street other than during the designated leaf collection is a CITY VIOLATION and residents can be cited and fined. 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. 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 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. If you would like a new tree to fill in an open space in your tree lawn and are willing to water and mulch for the first two years, contact a trustee, and request to be placed on the "Want a tree"list. All trees planted in the curb strip must be approved by the trustees. Please inquire about the approved tree list.

If a subdivision tree becomes damaged in a storm and has a "hanging branch," please contact a 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 \$50,000 annually on tree maintenance and replacement.

Due to age, disease and/or storm damage, we removed approximately 15 trees from the curb strip this past year and replaced about 12. We project to plant about 15 trees during 2015.

■ 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 this limit.

■ Dog Leash Law

University City has a dog leash and waste law. Please abide by it. Remember to pick up after your dog. 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 University 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. Consider organizing your block into a crime watch neighborhood. The subdivision currently has at least three of these organizations and we would be happy to help you. Contact the U.City Police Department or any Trustee to get started.

■ Building Permits

Plans for exterior construction projects (eg, 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 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. Check your city calendar for all of these various schedules, city hall department numbers and ward information.

■ Assessments

Costs associated with maintaining the subdivision's streets, curbs, sidewalks and trees are covered by an annual assessment. The 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. If the subdivision has to re-bill a property owner, a rebilling fee is also added to their assessment. Any account that requires legal action also accrues legal and court costs. All of these procedures are expensive to both the property owner and the subdivision, and can be avoided by paying assessments promptly. Note to renters: If you are living in a rental property and receive an assessment notice or this newsletter, please forward both to the property owner, as a "gentle reminder."

Thank you to all our neighbors who continue to pay the assessment in a timely fashion, as this allows a predictable cash flow to attend to the upkeep of our neighborhood

All property owners should have received the 2015 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.

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.
P.O. Box 105007
Atlanta, GA 30348-5007

Or remit online to: www.dniproperties.com

PLEASE DO NOT SEND PAYMENTS TO THE UNIVERSITY PARK POST OFFICE BOX.

■ University Park Website

www.universityparksubdivision.com

■ Contact Information

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

■ University Park Trustees

Dennis Fuller
314.726.6167

Kathleen Watts
314.721.7613

Anne Lewis
314.863.1437

About University Park Governing

University Park Subdivision is governed by a three-member Board of Trustees. The Trustees are elected by property owners in the Subdivision. The Board of Trustees oversees the overall maintenance and upkeep of the Subdivision. When making an addition to a property, any residence, garage, out-building, or deck must meet requirements listed in the indenture regarding materials, size, set backs, etc. In order to verify that all new construction is within the constraints of the Indenture, two (2) members of the Board of Trustees must approve a set of plans before the plans can be submitted to University City for a building permit. A regular assessment is levied annually on all properties in the Subdivision by the Board of Trustees. The Board of Trustees also has the option to charge a special assessment each year.

Ongoing University Park Projects

■ Street Study

As approved during the 2014 Annual Meeting, the subdivision trustees have contracted with an engineering company to conduct a study to examine the structure and surfaces of the subdivision streets, in order to determine which streets need structural repairs, and which streets just need re-surfacing. This report will be provided during the annual meeting in April.

■ Street Repairs-Potholes

During March and April, we will again contract with a pothole patch crew to smooth your street. We will accumulate a list of potholes to be filled by March 15. If you want to be "double sure" that a hole has come to our attention, send Trustee Fuller a quick e-mail notice or call him and leave a message with the address of the hole.