

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 Heman Park Centennial Commons, on Tues., April 17, 2018 at 7 P.M.**

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.



onthetheUP

Newsletter of the University Park Community

University Park: exceptional lifestyle, remarkable future.

Welcome to the 2018 Edition of the University Park Subdivision annual newsletter.

This is the only print communication that you will have with the trustees during the year. The trustees use this newsletter to bring you up to speed with what we have done during this past year and what we hope to do during the next year.



For new property owners, this newsletter provides valuable information about the workings of the University Park community. 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 our website (universityparksubdivision.com) and review the indenture and amendments that have accumulated over its life.

Our website also provides you with a review of the last decade of newsletters, street repair project, the minutes of 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.

In this newsletter, please take time to review the Handy Information Section. This section outlines the very things that trustees seem to get the most calls about management of tree and yard waste, tree limb management and repair, annual assessment and deadlines for paying your annual assessment.

Note the guide lines for permits and placement of large construction dumpsters and moving "PODS." The newsletter also provides a list of addresses that have accumulated unpaid assessments as of December 31, 2017.

This year, pay particular attention to the progress of three projects and their effect on the subdivision and your particular street. Those projects are 1. Street repaving/resurfacing. 2. Curb and gutter repair and 3. Tree Canopy trimming.

Be a Part of the Community: Put Us On Your Calendar

■ **Annual Business Meeting**
Annually, the subdivision has one business meeting for the purpose of setting a budget, review of subdivision upkeep and repair needs, and electing a trustee to a board of three. All residents are encouraged to attend and participate. The remainder of the year the trustees meet on the third Tuesday of the month (with all residents welcome to attend and participate), to conduct the business of the subdivision.

Annual Business Meeting: The annual business meeting and election of one trustee will be held April 17, 2018, at 7 P.M., in the conference room at Centennial Commons. Business meeting items of business:

1. Presentation and approval of the annual budget.
2. Presentation and discussion of the ongoing projects.
3. General discussion, questions and answers.
4. Election of one trustee. Trustees are elected to a three year volunteer term. The term of Kay Watts ends this year and she will be volunteering for another term. If you would like to volunteer to be elected trustee, please attend this meeting and volunteer. Please consider volunteering for an opportunity to serve your neighbors. If you are interested but have questions, feel free to contact any of the three trustees.

■ **Enclosed Proxy in your Newsletter** is a for the election of the trustee, which you may return if you are unable to attend the meeting. You may elect to place another member of the community on the proxy, or leave it blank and return it to the address on the proxy and the trustees will act on your behalf.

■ **Monthly Trustee Meeting**
The trustees meet monthly on the **third Tuesday of the month**, at 7 P.M. in the conference room in the Centennial Commons. This is an open meeting to all residents of the subdivision and you are encouraged to attend.

Annual Meeting
Heman Park Centennial Commons
Tues., April 17, 2018 at 7 PM

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, street trees, and snow plowing services. Maintenance of this infrastructure is vital to the integrity of our community and is dependent upon receipt of the residential assessments..

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 "cave in" areas in your front yard, tree lawn, or street frontage (indicating a sewer line cave-in), the problem should be investigated. Call the University City Public Works Dept. Sewer Lateral Repair Program, at 314-505-8560...

■ Pothole Management

During 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 April. If you want to be sure that a pothole has come to our attention, call a trustee and leave a message with the address of the pothole. (Trustee phone numbers are listed at end of this newsletter)

■ Street Cleaning / Sweeping

University City provides leaf pickup 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.

The trustees will post notices on the Sawhorses at the entrance of most subdivision streets the weekend before street sweeping or leaf pick up. We also post individual notices on streets with multi-family dwellings. (WE NEED VOLUNTEERS TO TAKE OWNERSHIP OF THIS TASK without volunteers, this practice may be discontinued). If interested, contact Anne Lewis

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 schedule, 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 VIO-

LATION 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 curb-side. (University City waives the requirement for leaf bag stickers during the fall leaf pick-up season, from October 15 through December 31.) 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 or broken 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 it into 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 remove approximately 10-15 trees annually from the tree lawn. We then replace the removed trees two to three years later. The past two years, about a dozen trees per year have been planted with this replacement program. We maintain a list of individual residents wanting a tree replacement, and a list of subdivision approved trees. If a resident wants a specific tree, they are asked to contact a trustee to be placed on the list, and to select a tree from the approved list. Unapproved trees, all bushes, and vegetable gardens are NOT ALLOWED in the tree lawn.

■ 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 University City Police Department or any Trustee to get started.

■ Building Permits

Plans for exterior construction projects (e.g.room additions, garages, decks, porches, fences) must be approved by both the University Park Subdivision Trustees and the City of University City in that order. The Subdivision Indenture places restrictions on building materials. The subdivision requires that all residents for follow and observe all University City building / zoning codes and permits for repair and construction. It's helpful 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. All city residents are mailed a city calendar. If you did not receive a calendar, one may be purchased at city Hall. *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 \$500, and legal action is taken against those with balances of \$1,500 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 to the property owner.

Thank you to all our neighbors who continue to pay the assessment in a timely fashion.

All property owners should have received the 2018 assessment by this date. Please note the due date of March 1, 2018, and the delinquent date May 1, 2017. All delinquent fees accrue at rate of 8% annually. All delinquent accounts are subject to a \$15 rebilling fee September 1, 2018.

Presently, there are numerous delinquent accounts. A list of those 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.

■ 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 SUBDIVISION'S 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

Kathleen Watts
314.721.7613

Anne Lewis
314.863.1437

Ben Strohmeier
314-750-0847
(Please call after 5PM)

2018 Projects for University Park

■ STREET REPAIR / RESURFACING

History: University Park residents attending the 2015 annual meeting voted to accept the street repair recommendations of a 2014 engineering study (the study can be found on the subdivision website: universityparksubdivision.com) with a listing of the streets and the recommended repairs: sub-base restructure with resurfacing, and / or resurfacing only). At the 2015 annual meeting the trustees were charged with beginning the project. The street project was delayed one year due to installation of water mains in three locations by American Water Company and installation of new gas lines by Laclede Gas. The summer of 2016, 60% of the 7300 block of Stanford received a sub-base restructure with resurfacing. The 7000-7100 blocks of Cornell was the targeted street repair for 2017. However, American Water Company decided to replace a water main along this entire block and thus the street repair project was delayed indefinitely. At this time (3/4/2018) American Water is completing that project.

2018 Street Repair / Resurfacing will be the 7000-7100 blocks of Cornell. Note in the study the sections needing structural repairs and resurfacing. Those are the sections that will be addressed this summer. Specific project starting time is not available at this time, but will be discussed that the Annual meeting.

■ CURB AND GUTTER REPLACEMENT

History: Following a study done in 2003, the Trustees began replacing block-long sections of curbs, gutters and driveway aprons throughout the subdivision. It was the recommendation of the study and has become the policy of subdivision that no street repair would be initiated on any street, until the curbs, gutters and driveway aprons were replaced.

2018 proposed curb and gutter replacement: The next street for curb, gutter, and drive apron replacement is 7300 Colgate. Bids are not going to be taken on this project until after completion of the Cornell street repair, with the work hopefully being started in the Fall of 2018. Due to budget constraints, this project will not be initiated until cost of the street repair is realized.

■ TREE CANOPY TRIM

History: As budget permits, the tree canopy is being "raised" and trimmed back from property structures on a block to block basis. Two subdivision blocks were trimmed in this way during 2017 (7200 Cornell) and 2018 (7200 Colgate). During the remaining weeks of early spring, the trustees hope to complete the same type of trimming to 7200-7300 Stanford, and 7300 Cornell. In the fall and winter of 2018/2019, the trustees are planning to complete as many of the remaining blocks of the entire subdivision as possible. Once this clean-up is completed, the trustees will be able to devote more attention and resources to re-planting the entire subdivision on an as-needed basis.

Regular tree maintenance and replacement are priority budget line items, thus the budget for canopy trim is affected by the amount of regular tree maintenance (removals, dead limbs, etc.) during the current fiscal year. The proposed 2018/2019 canopy trim will be discussed at annual meeting.