



**University Park Subdivision  
Monthly Meeting  
University City Public Library, Room 208  
February 17, 2026 at 6pm**

- **Call to Order - 6:02pm**
- **Roll Call** - Dan Davenport, Maggie Fiock, Jodi Ladner
- **Prior Minutes**
  - January minutes approved via email and posted to website on Feb 10
- **Trees and Ground Management**
  - Completed
    - Contracted with American Brush for stump grinding, tree removal (approx \$11K)
    - Contracted with Droege for winter oak and elm work (approx \$47K)
    - 4 Year Maintenance Plan (Droege proposal)
      - 2026: Oaks and Sycamores thru full subdivision
      - 2027: Zone 1 all trees (eastern blocks of subdivision)
      - 2028: Zone 2 all trees (central blocks)
      - 2029: Zone 3 all trees (western blocks)
      - The plan will flex with emerging issues (disease, storms, etc.)
  - To discuss
    - Contractor for regular debris cleaning (Dan follow up)
      - Also fill in cavities from tree stump grinding
    - Review sapling planting recommendations
      - Recommended to use Waldbart, one year warranty
      - Put flags where we want the trees
        - Tell utility company to mark 15' around
    - Method for adding tree ID tags?
- **Capital Improvements**
  - Completed
    - Dan contacted MSD about metal plate at 7058 Tulane and improper patching around manhole cover at Vassar and Cambridge
  - To discuss
    - Asphalt patching: Princeton clean up and regular pothole maintenance
      - Dan has been marking spots to patch
      - Fontana quote from 1/3/26, Asphalt Specialities, wanting to get 3rd quote
    - Look into sealing streets that are in decent shape
      - Jodi to Google
    - How to handle outstanding Princeton carriage walk requests
      - 2-3 properties, tear out and rebuild be the best option?
      - To add to RFP for Stanford project (Jodi to work on draft)
    - Priorities for 2026

- 7000 and 7100 blocks of Stanford, curbs and gutters (2,500 lf +/-)
      - Ensure that carriage walks are included in project
    - Complete work from Fall 2024 on 7200 Cambridge (not including island)
- **Snow Removal**
  - Jan 24-25 snowstorm cost approx \$6500
- **Neighborhood Beautification**
  - Action on previous quotes
    - Coroplast signs to hang from sawhorses for street sweeping, bulk pickup, leaf raking. Initial email communication with Ditty Printing.
      - 24 sawhorse locations x 3 events = 72 signs
      - Bulk pricing for \$15 ea = \$1080
      - Dates blank for handwriting
    - New signage to replace “blue signs” and additional signs for gates \$1647, possible 10% discount? Approved
      - Resident replied about working on signage (graphic designer)
    - Quotes for new sawhorses at Midland intersections (order 10) Approved
      - Approx \$350 a piece (powder coat white)
      - Scrap old sawhorses for income
- **Finances**
  - Month End Reports (see tables below)
  - Legal
    - Lien filing
      - For properties that had \$1000-\$1999 in delinquency in July 2025
      - Filed in late Dec, awaiting court date to issue
    - Delinquencies over \$2000
      - Lawsuit court date on 2/9, several consent agreements filed, some cases are being re-served
      - Lawyer fees and court costs are added to settlements
      - Over \$10,000 collected in one day!
    - 7261 Delmar claiming to not be part of UPark subdivision, letter forwarded to our attorney (Jodi investigating with County)
  - Home sales: 3 new listings since last meeting, no outstanding dues
  - 2026 taxes and insurance bills
    - Annual insurance bills paid
    - Year end tax forms submitted to DNI
  - Midland Corner Lots
    - Re-calculated frontage for properties on Midland
    - Will contact residents directly about how their billing will change
    - We will lose approximately 300 linear feet of billable frontage (approximately \$4300 at 2026 rate)
- **New topics/Resident questions**
  - Fence application for 7344 Stanford (replace existing fence)
- **Other Business**
  - Pending actions from previous meetings
    - Revive Communication Committee and Beautification Committee
    - New section of website with lists of contractors that have done good work in subdivision
    - Future island cleanups to be scheduled

- Redo welcome letter for new residents
- Consider a blanket program to bulk remove sweet gum trees if resident agrees to pay for sapling planting and maintenance (Springfield, IL model)
- Working with other private subdivisions on common issues
  - Street sweeping frequency
  - Building permits needing trustee signatures
  - Preferred vendors for tree care
- 2026 Public Works Schedule
  - March 9-13–East area leaf collection
  - March 16-20–Central area leaf collection
  - April 6-10–East Area bulk item pickup
  - April 13-17–Central Area bulk item pickup
  - May 26-29–street sweeping
  - July 27-31–street sweeping
  - Sept 14-18–East Area bulk item pickup
  - Sept 21-25–Central Area bulk item pickup
  - Sept 28-Oct 2–street sweeping
  - Nov 2-6–East Area leaf collection
  - Nov 9-13–Central Area leaf collection
  - Nov 30-Dec 2–East Area leaf collection
  - Dec 7-11–Central Area leaf collection
- **Upcoming Monthly Meetings**
  - Tuesday, March 17 at University City Public Library, Room 208
  - **Monday, April 13** at University City Public Library, 2nd fl. Auditorium
  - Tuesday, May 19 at University City Public Library, Room 208
- **Meeting Adjournment - 6:58**

| Monthly Summary Report               | Jan       | Notes                      |
|--------------------------------------|-----------|----------------------------|
| <b>Beginning Assets</b>              | \$87,354  |                            |
| <b>Income</b>                        | \$209,521 |                            |
| <b>Expenses</b>                      |           |                            |
| Admin                                | \$1,400   |                            |
| Utilities                            | \$50      |                            |
| Grounds--Trees                       | \$5,913   | Urgent work                |
| Grounds--Streets & Sidewalks         | \$90      |                            |
| Grounds-Lawn                         |           |                            |
| Grounds--Snow                        | \$782     |                            |
| Insurance/Taxes                      | \$6,581   | All insurance annual bills |
| <b>Total Expenses</b>                | \$14,815  |                            |
| <b>Cash Flow (Income - Expenses)</b> | \$194,706 |                            |
| <b>Capital Project Reserves</b>      |           |                            |

|                            |           |  |
|----------------------------|-----------|--|
| Street and Sidewalk Repair |           |  |
| <b>Ending Assets</b>       | \$282,060 |  |

| YTD Summary Report              | 2026 YTD      | 2026 Budget   | % Budget |
|---------------------------------|---------------|---------------|----------|
|                                 |               |               |          |
| <b>Income</b>                   | \$ 209,520.94 | \$ 620,660.00 | 33.8%    |
| <b>Expenses</b>                 |               |               |          |
| Admin                           | \$ 1,399.84   | \$ 24,450.00  | 5.7%     |
| Utilities                       | \$ 49.79      | \$ 425.00     | 11.7%    |
| Grounds--Trees                  | \$ 5,913.00   | \$ 108,000.00 | 5.5%     |
| Grounds--Streets & Sidewalks    | \$ 89.63      | \$ 50,000.00  | 0.2%     |
| Grounds-Lawn                    | \$ -          | \$ 7,500.00   | 0.0%     |
| Grounds--Snow                   | \$ 781.50     | \$ 20,000.00  | 3.9%     |
| Insurance/Taxes                 | \$ 6,581.00   | \$ 8,800.00   | 74.8%    |
| <b>Total Expenses</b>           | \$ 14,814.76  | \$ 219,175.00 | 6.8%     |
| <b>Capital Project Reserves</b> |               |               |          |
| Street and Sidewalk Repair      | \$ -          | \$ 400,000.00 | 0.0%     |
| <b>Expenditure Total</b>        | \$ 14,814.76  | \$ 619,175.00 | 2.4%     |

### Delinquencies as of 2/12/2026

| Category      | Total     | # of Accounts |
|---------------|-----------|---------------|
| \$1-\$1000    | \$9,181   | 18            |
| \$1001-\$3000 | \$119,626 | 67            |
| \$3001-\$5000 | \$53,019  | 13            |
| \$5000+       | \$56,979  | 7             |
| Grand Total   | \$238,806 | 105           |

- 18 of the delinquent accounts are owned by LLCs (same as Jan)
- Number of accounts decreased from 112 to 105 (down 7 from Jan)
  - Down from 197 accounts in July 2025!
- Overall delinquency amount increased, this reflects the 2026 assessment being added to the already delinquent accounts

