



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

- **Call to Order - 6:10pm**
- **Roll Call** - Dan Davenport, Maggie Fiock, Jodi Ladner (excused)
- **Prior Minutes**
 - February minutes approved via email and posted to website on March 9
- **Trees and Ground Management**
 - Completed
 - Winter oak and elm work finished
 - 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.)
 - Have quote (Precision Lawn Care) for:
 - Backfill dirt for tree stump grinding
 - Regular street and brush clean-up
 - To discuss
 - How to pursue sapling quote with Waldebart
 - 22 trees total, will contact Jack Cunningham for formal quote
 - Have to wait for Dig Right to mark utilities
 - Spring tree maintenance
 - Will be contacting Droege to get Year 1 Part 2 (sycamores) and remaining resident requests
- **Capital Improvements**
 - Completed
 - Quotes from Fontana and Asphalt Services for pothole patching and remilling of 7300 Colgate
 - Fontana do Colgate, Asphalt Services do potholes
 - 60 pothole locations
 - Will ask about sealant in proposal
 - To discuss
 - Look into sealing streets that are in decent shape
 - RFP for major 2026 work
 - 7000 and 7100 blocks of Stanford
 - Remaining carriage walks on Princeton
 - RFP drafts prepared, approx 3100 linear feet
- **Snow Removal**
 - No updates

- **Neighborhood Beautification**
 - No new information
 - Action on previous quotes
 - Coroplast signs to hang from sawhorses for street sweeping, bulk pickup, leaf raking. Initial email communication with Ditty Printing.
 - 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
- **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
 - Additional court date on 3/9
 - Lawyer fees and court costs are added to settlements
 - Reserving those who have not had court dates yet
 - Home sales: 4 new listings since last meeting, no outstanding dues
 - Midland Corner Lots (holdover from Feb meeting)
 - 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 issue: DNI has been undercalculating our interest rate on delinquencies (less than 1% instead of 8%)
 - Difficulty in getting exact numbers
 - Affects pending delinquency lawsuits
- **New topics/Resident questions**
- **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
 - 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**
 - **Monday, April 13** at University City Public Library, 2nd fl. Auditorium
 - Tuesday, May 19 at University City Public Library, Room 208
 - Tuesday, June 16, location TBD
- **Meeting Adjournment** - 6:59pm

Monthly Summary Report	Feb	Notes
Beginning Assets	\$282,060	
Income	\$144,174	
Expenses		
Admin	\$5,261	Annual mailing (printing/postage)
Utilities	\$16	
Grounds--Trees	\$0	
Grounds--Streets & Sidewalks	\$0	
Grounds-Lawn		
Grounds--Snow	\$6,501	
Insurance/Taxes	\$0	
Total Expenses	\$11,778	
Cash Flow (Income - Expenses)	\$132,396	
Capital Project Reserves		
Street and Sidewalk Repair		
Ending Assets	\$414,456	

	2026 YTD	2026 Budget	% Budget
Income	\$ 353,694.93	\$ 620,660.00	57.0%
Expenses			
Admin	\$ 6,661.04	\$ 24,450.00	27.2%
Utilities	\$ 65.77	\$ 425.00	15.5%
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	\$ 7,282.13	\$ 20,000.00	36.4%
Insurance/Taxes	\$ 6,581.00	\$ 8,800.00	74.8%
Total Expenses	\$ 26,592.57	\$ 219,175.00	12.1%
Capital Project Reserves			
Street and Sidewalk Repair	\$ -	\$ 400,000.00	0.0%
Expenditure Total	\$ 26,592.57	\$ 619,175.00	4.3%

Delinquencies as of 3/16/2026

Category	Total	# of Accounts
\$1-\$1000	\$9,543	17
\$1001-\$3000	\$111,591	62
\$3001-\$5000	\$37,026	10
\$5000+	\$79,322	10
Grand Total	\$237,481	99

- 17 of the delinquent accounts are owned by LLCs (down one from Feb)
- Number of accounts decreased from 105 to 99 (down 6 from Feb)
 - Down from 197 accounts in July 2025!
- Overall delinquency amount down about \$1000, some delinquent accounts over \$2000 have had their interest rates re-calculated and added to total (see above agenda item about DNI mis-calculating interest rates)