



**University Park Subdivision
Monthly Meeting
University City Public Library, Room 208
May 19, 2026 at 6pm**

- **Call to Order - 6:06pm**
- **Roll Call** - Dan Davenport, Maggie Fiock, Jodi Ladner
- **Prior Minutes**
 - March minutes approved via email and posted to website on March 31
 - Slide deck from April AGM posted on April 15
- **Trees and Ground Management**
 - Completed
 - Sapling planting of 20 trees and distribution of watering instructions
 - Winter oak and elm work finished for this year
 - 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 pricing from Precision Lawn Care for:
 - Backfill dirt where tree grinding left depressed area
 - Hand cleanup of brush and limbs; storm drain clearance
 - Me and My Son did cleanup of brush and limbs; and cleared storm drains; They did a very good job at a reasonable cost,
 - To discuss
 - Droege estimates for 1) sycamore maintenance and resident requests 2) honey locust worm treatment
 - Cross reference with American Brush
 - American Brush tree removal proposal
 - Continued use of Me and My Son for street clean-up? Yes, do bi-weekly through July and then assess
- **Capital Improvements**
 - Completed
 - Met with Luth Contracting to discuss proper sidewalk replacement when affected by water line replacements
 - Princeton asphalt patching under contract (Fontana), waiting for stretch of decent weather
 - To discuss
 - Sealing streets that are in decent shape?
 - 1500 ft (about 2 blocks) for about \$18,000-\$36,000
 - RFP status for major 2026 work (7000 and 7100 blocks of Stanford)
 - Ready to go, includes list of sidewalk repairs throughout

- neighborhood, 78 critical slabs
 - Sending to Lamke, Luth, M&H Concrete (St. Peters), Scharf
- **Snow Removal**
 - No updates
- **Neighborhood Beautification**
 - Resident permit requests
 - 7333 Princeton: POD storage for moving–approved
 - 7250 Cornell: dumpster and portable toilet for basement reno–approved
 - 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?
Resident replied about working on signage (graphic designer)
 - Quotes for new sawhorses at Midland intersections (order 10)
- **Finances**
 - Month End Reports (see tables below)
 - Legal
 - Delinquency lawsuits and lien filing
 - Process continues, talking longer than preferred
 - Home sales: 4 new houses posted for sale since last meeting, one delinquency
 - 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)
 - DNI settlement proposal for miscalculated interest
 - accepted
 - Meeting with Community Property Management about possible new contract
- **New topics/Resident questions**
 - Resident email from 3/31 about lowering speed limit and installing speed cameras to generate fine revenue
 - Will look into speed signage (related to questions below from AGM)
 - Questions from AGM
 - Zoom/digital option for meetings
 - Explore for AGM 2027
 - Snow contract: both lanes of snow removal instead of one center lane?
 - Table until fall
 - Adding speed limit signage
 - Possibly explore speed bumps
 - Adding stop signs and/or crosswalk paint to Amherst/Vanderbilt/Jackson intersection
 - Explore along with speed bumps investigation
 - Senior citizen assessment freeze or reduction
 - Trustees agreed no
- **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
 - 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, June 16, University City Public Library Room 208
 - Tuesday, July 21, University City Public Library Room 208
 - Tuesday, August 18, University City Public Library Room 208
 - Tuesday, September 15, location TBD
 - Tuesday, October 20, location TBD
 - November and December meetings TBD
- **Meeting Adjournment - 7:28pm**

Monthly Summary Report	Apr	Notes
Beginning Assets	\$488,293	
Income	\$40,801	
Expenses		
Admin	\$1,036	
Utilities	\$33	
Grounds--Trees	\$0	
Grounds--Streets & Sidewalks	\$17,235	
Grounds-Lawn		
Grounds--Snow		
Insurance/Taxes	\$0	
Total Expenses	\$18,304	
Cash Flow (Income - Expenses)	\$22,497	

Capital Project Reserves		
Street and Sidewalk Repair		
Ending Assets	\$510,789	

	2026 YTD	2026 Budget	% Budget
Income	\$ 482,630.76	\$ 620,660.00	77.8%
Expenses			
Admin	\$ 9,328.50	\$ 24,450.00	38.2%
Utilities	\$ 131.42	\$ 425.00	30.9%
Grounds--Trees	\$ 16,291.00	\$ 108,000.00	15.1%
Grounds--Streets & Sidewalks	\$ 17,235.00	\$ 50,000.00	34.5%
Grounds-Lawn	\$ 89.25	\$ 7,500.00	1.2%
Grounds--Snow	\$ 7,282.13	\$ 20,000.00	36.4%
Insurance/Taxes	\$ 8,838.00	\$ 8,800.00	100.4%
Total Expenses	\$ 59,195.30	\$ 219,175.00	27.0%
Capital Project Reserves			
Street and Sidewalk Repair	\$ -	\$ 400,000.00	0.0%
Expenditure Total	\$ 59,195.30	\$ 619,175.00	9.6%

Delinquencies as of 5/18/2026

Category	Total	# of Accounts
\$1-\$1000	\$9,974	16
\$1001-\$3000	\$97,013	53
\$3001-\$5000	\$37,118	10
\$5000+	\$73,927	9
Grand Total	\$218,033	88

- 14 of the delinquent accounts are owned by LLCs (down one from April)
- Number of accounts decreased from 93 to 88 (down 5 from April)
 - Down from 197 accounts in July 2025!
- Overall delinquency amount down about \$12,000 from April

