



**University Park Subdivision
Monthly Meeting
University City Public Library, Room 208
September 15, 2026 at 6pm**

- **Call to Order - 6:01pm**
- **Roll Call** - Maggie Flock, Dan Davenport; absent: Jodi Ladner
- **Prior Minutes**
 - August minutes approved via email and posted to website on Sept 14
- **Trees and Ground Management**
 - Completed
 - American Brush removed dead trees and stump grinding (still in progress)
 - Roger has 5-6 small things left to do (check and see if any are oaks)
 - 4 Year Maintenance Plan (Droege proposal)
~~2026: Oaks and Sycamores thru full subdivision (completed)~~
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
 - Meeting w Droege via Zoom tomorrow
 - Droege 6/29 proposal (#20430) for removal of 10 trees
 - Let expire, wrap into Fall 2026 inventory
 - Private tree failure at 7216 Cornell, bill for damage to tree lawn
 - Add to Zoom conversation tomorrow
 - Precision Lawn billing approval—approved
 - Scheduling Me & My Sons brush clean up?
- **Capital Improvements (Streets, Sidewalks, Curbs, Gutters)**
 - To discuss
 - Updated timeline for Stanford project
 - Early October start?
 - Delivering letters to 7000-7100 Stanford owners
 - Princeton carriage walks – will be done with 2026 sidewalk repairs
 - Sidewalk repairs will occur when Stanford work is complete
- **Snow Removal**
 - No updates
- **Neighborhood Beautification**
 - Resident permit requests
 - 7257 Amherst street dumpster permit for 10 days
 - Action on previous quotes
 - New signage to replace “blue signs” and additional signs for gates

- Working with graphic designer (Joan Curtis) to improve current logo and design street signs to order (we are limited to low quality options with out-of-the-box platforms)
 - Quotes for sawhorses at Midland/Vassar/Purdue intersections (20)
 - Scenario 1: Purchase new at \$500-\$550 each (\$10,000-\$11,000)
 - Scenario 2: Strip, sandblast, and repaint current ones at \$175-\$275 (\$3,500-\$5,500)
 - If we do away with sawhorses altogether, we will not have the ability to hang coroplast signs
 - SIGNAGE STRATEGY: We need to create a cohesive Signage Strategy with new graphics, logo and branding. All signs need to match. Horizon Sign (Mark): Dan convo about what would be needed from a sign inventory (stop signs, slow down, etc.) to make a clear RFP
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- **Finances**
 - Month End Reports (see tables below)
 - Home sales: 6 new houses posted for sale since last meeting, 2 delinquencies
 - Looking into new legal representation
 - Continued investigation into new property management company

Company	Acct Only (monthly)	Acct Plus (monthly)	Full Service (monthly)	Google review
DNI	\$665	n/a	n/a	1.5 stars (125 reviews)
CPM	n/a?	\$1250	\$1680-\$1920	4.5 stars (652 reviews)
CMA	\$785	\$1490	\$2740	3.3 stars (77 reviews)

- **New topics/Resident questions**
 - Police report filed for stolen sawhorses along Pennsylvania/Vassar? Not yet
 - Proposed meetings for Nov and Dec:
 - Block captain meeting: 9 block captains, 8 attended meeting
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- **Other Business**
 - Pending actions from previous meetings
 - 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)
 - Proposal for doing an inventory of current street signage to assess needs
 - Street signage and speed bumps for slowing speeding traffic
 - Amherst/Vanderbilt/Jackson intersection
 - Coroplast signs to hang from sawhorses for street sweeping, bulk pickup, leaf raking (pending sawhorse order completion)
 - Revive Communication Committee and Beautification Committee
 - New section of website with lists of contractors that have done good work in subdivision

- 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 (new email sent to meet with new UCity manager)
 - Street sweeping frequency
 - Building permits needing trustee signatures
 - Preferred vendors for tree care
- Zoom option for AGM 2027
- Snow contract: both lanes of snow removal instead of one center lane?
- Removal and planting list to Droege
- Possibly establishing UPark as an NID?
<https://www.ucitymo.org/418/Neighborhood-Improvement-District-NID>
- 2026 Public Works Schedule
 - 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, October 20, University City Public Library Room 208
 - November and December meetings TBD
- **Meeting Adjournment** - 7:33pm

Monthly Summary Report	Aug	Notes
Beginning Assets	\$483,764	
Income	\$33,961	
Expenses		
Admin	\$1,133	
Utilities	\$33	
Grounds--Trees	\$15,400	
Grounds--Streets & Sidewalks	\$45	
Grounds-Lawn	\$268	
Grounds--Snow		
Insurance/Taxes	\$0	
Total Expenses	\$16,879	
Cash Flow (Income - Expenses)	\$17,083	
Capital Project Reserves		
Street and Sidewalk Repair		

Ending Assets	\$500,847	
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	2026 YTD	2026 Budget	% Budget
Income	\$ 624,823.45	\$ 620,660.00	100.7%
Expenses			
Admin	\$ 15,982.35	\$ 24,450.00	65.4%
Utilities	\$ 263.09	\$ 425.00	61.9%
Grounds--Trees	\$ 116,476.50	\$ 108,000.00	107.8%
Grounds--Streets & Sidewalks	\$ 27,002.41	\$ 50,000.00	54.0%
Grounds-Lawn	\$ 4,658.04	\$ 7,500.00	62.1%
Grounds--Snow	\$ 7,282.13	\$ 20,000.00	36.4%
Insurance/Taxes	\$ 8,838.00	\$ 8,800.00	100.4%
Total Expenses	\$ 180,502.52	\$ 219,175.00	82.4%
Capital Project Reserves			
Street and Sidewalk Repair	\$ 30,828.00	\$ 400,000.00	7.7%
Expenditure Total	\$ 211,330.52	\$ 619,175.00	34.1%

Delinquencies as of 9/14/2026

Category	Total	# of Accounts
\$1-\$1000	\$ 31,435	63
\$1001-\$3000	\$ 127,522	72
\$3001-\$5000	\$ 29,550	8
\$5000+	\$ 72,862	9
Grand Total	\$ 261,369	152

- 29 of the delinquent accounts are owned by LLCs (same as Aug)
- Number of accounts decreased from 167 to 152 (down 15 from Aug)
 - Reference: 133 accounts in Sept 2025
- Overall delinquency amount down about \$26,000 from Aug