

WELCOME TO 2022!

Welcome to the new board members for 2022: Brendan Conroy, Josh Wilkerson and Zachary Zygmund. The new directors will be serving a three-year term from 2022-2024.

President: Josh Wilkerson
Vice President: Zak Zygmund
Secretary: Michele Bunch
Treasurer: Brendan Conroy
Common Ground: Maggie Kessenich

We would also like to thank our directors who are leaving office for their service the last three years: Sam Baker, Kristy Gann and James Thoenen.

The subdivision does not run without our homeowner volunteers and we are thankful for everyone who chooses to serve a term on the board. It would be wonderful if every homeowner would at least serve one term to better understand how our subdivision operates. Many homeowners have skills that can help our subdivision continue to be the best place to call home.

If you have a suggestion that will continue to improve our subdivision, please email the board at cwhomeowners@gmail.com or leave a voice message at 314-666-4462.

HOA DUES

CPM mailed assessment letters in mid-December. The assessment is due now and becomes delinquent if not received by January 31. You may check your balance on the CPM website. There is no fee if you pay via e-check, but there is a convenience fee for paying via credit card.

We still have a few homeowners who have not paid their 2021 assessments. Interest is added on to these delinquent accounts. Once a lien is filed, the homeowner will be responsible for all late fees, as well as the attorney fees involved in filing the liens.

SAFE DRIVING REMINDERS

We have received several complaints with excessive speed and running the stop sign on Clarkson Woods/Park Forest Drive. PLEASE slow down in our neighborhood and obey the stop sign.

Please also use caution in the mornings and afternoons when our school bus drivers are carefully navigating our neighborhood to transport our students to and from school. It may seem like we have a lot of bus activity, and we do! The elementary school bus route was split between two drivers this year, so there are more opportunities to use caution. Thank you for keeping our neighborhood kids safe!

There is a snow route with signs posted that indicates cars should not be parked on that street so the snow plows can take care of the road.

INDENTURE VIOLATIONS

Please refer to the indentures if you are unsure of what requires approval and the expectations for yard upkeep.

Community Property Management (CPM) works with our subdivision to pay the bills, handle violations, collect assessments and obtain quotes for projects as required by our indentures. If you have not already done so, please go to their website and sign on so that you can access our neighborhood's financial information and construction forms for the approval process. Once you are logged in to the CPM website (www.cpmgateway.com), go to Documents > Forms > ARC > Exterior Change Form. Unsure if you need board approval?

A good rule of thumb, "When in doubt, fill it out."

The indentures provide that if after receiving warnings the homeowner has not met the request for corrections that the board may obtain quotes and have the problem resolved. The homeowner would then be billed for the work performed.

All basketball standards are expected to be in good condition or removed.

COMMON GROUND UPDATE

We completed several projects in 2021 including tuckpointing the monument and pillars. The dam leakage was fixed. The electric issue at the south entrance is repaired. New Christmas lights and wreaths were purchased and in place this year.

Several cul-de-sacs had trees removed and replaced. Trees on some of the larger wooded areas had to be removed after storms. Pavers were installed at both entrances around the planting areas and perennials were updated.

COMMUNITY SERVICE OPPORTUNITIES

Kehrs Mill Elementary is doing a shoe drive as a fundraiser for the 5th grade class. Any style or size of shoe can be donated as long as it is gently worn in new or used condition. The collection continues through 2/28, please contact Erica Grogan for more information on where to bring your donations.

There is a group of homeowners who organized to be "good neighbors" of our community. Last year they cleaned up trash around the subdivision and planted tulip bulbs at the entrances for a spring smile. If you'd like to get involved with the upcoming service projects, please watch the Clarkson Woods Homeowners Facebook group for more details. We'll also post details on the clarksonwoods.com website, and you can always contact the board to share your interest in being involved in our community.

2264 CLARKSON WOODS TRACT

The new board affirmed the old board's position in their desire to purchase the tract of land. We continue to pursue this and are excited to have more to share in the future as we continue our due diligence on this matter.

WINTER REMINDERS

If you are elderly or have a disability, the City of Chesterfield has an application to have your driveway apron cleared. If you have an elderly neighbor, consider shoveling their driveway for them. If you have any questions about snow removal you may contact the public works director by phone or email. Phone number is 636-537-4762 and the email is publicworksdirector@chesterfield.mo.us

Remember to check and turnoff your outside water faucets so the hoses will not freeze.

THE LITTLE LIBRARY IS OPEN!

Thank you to Matt Nelleke (and his friends and neighbors who helped) for building a Little Free Library for our neighborhood.

The cute red library is in the cul-de-sac on Clarkson Park Court. Please visit the library to grab a new (to you) book to read, and then drop off books for others to read. We appreciate this new addition to our Clarkson Woods neighborhood!

INDENTURES AND BYLAWS UPDATE

The board is still working on a revision of the indentures and bylaws. We will be providing homeowners with a draft of the new indentures and bylaws by regular mail in the coming months. When you receive the new documents, please take the time to review them and provide suggestions to the board for changes or additions. If there are any suggestions that you would like the board to consider based on the current indentures, please send the board an email at cwshomeowners@gmail.com.

Please note that the indentures can only be amended by an affirmative vote of 2/3 of homeowners.