



CLARKSON WOODS NEWS

Clarkson Woods Subdivision Newsletter

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Got Questions or Concerns?

We have a new website! Please visit <https://www.clarksonwoods.com> for up-to-date information on contacting the board and/or our management company Community Property Management (CPM). The website also provides information and links to the CPM portal to access our indentures, bylaws, HOA meeting minutes, Architectural (ARC) Requests, and more.

Join other homeowners on our [Facebook group](#).

Tips & Frequently Asked Questions

If you have general questions, please email the board at cwhomeowners@gmail.com. If you want to report a violation to our indentures or have questions regarding HOA dues, please contact our property manager Gwen Sheedy at (636) 227-8688 x 321, or at gwen@cpmgateway.com.

Q: What is an Architectural (ARC) Request and how do I submit one?

A: ARC Requests are exterior property modification requests that are required to be submitted and reviewed by the board before any exterior work can be done to a property. Please visit <https://portal.cpmgateway.com/community/new-request> and select "ARC Request" to submit your request for review.

Q: Can I reserve the common ground at the south entrance?

A: Yes! Please submit a "Reservation Request" on the CPM Portal at <https://portal.cpmgateway.com/community/new-request>. Just note, there is no parking on the streets around the common ground.

Q: When am I required to submit an ARC Request?

A: Anytime you plan on making an exterior modification to your property. Examples include paint color, siding, roof, front door, windows, fences, decks, driveways, in-ground pools, solar panels, generators, etc. When in doubt, contact the board or CPM to confirm prior to executing on the work to avoid rework and extra costs.

Q: I have a code or safety concern, who do I contact?

A: Please contact the City of Chesterfield directly. Report code violations with City Hall at 636-537-4000 and safety concerns with the Police Department at 636-537-3000. Or visit <https://www.chesterfield.mo.us/contact-information.html>.

Q: How can I access our indentures?

A: Our indentures are located on the CPM portal. Please go to <https://portal.cpmgateway.com/community/documents/32599> and download "Clarkson Woods Indentures-Includes 2012 Amendment.pdf". This document contains our most recent indentures and can provide information on all restrictions.

Indentures & Bylaws Update

The board has drafted a new revision of our indentures. These revisions are intended to modernize and clarify our indentures. Most notably, standardizing our HOA by establishing a violation remediation structure and aligning our restrictions with current laws. An email survey will be sent to homeowners in the next few weeks with a copy of the draft indentures along with a questionnaire to provide feedback. Please note that the indentures can only be amended by an affirmative vote of 2/3 of homeowners.



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Common Ground Update

2024 has been a busy year with common ground updates. We have completed several projects around our neighborhood.

- Street Tree Planting - The board planted 10 new trees along Park Forest Drive near the north entrance. The City of Chesterfield has a Street Tree Program where homeowners can request trees to be planted in the city's right-of-way for \$100 per tree. Please visit <https://www.chesterfield.mo.us/residential-street-tree.html> to learn more. If you are interested in planting a tree, please contact the board about splitting the cost.
- South Entrance Common Ground - We have performed some tree trimming efforts around the common ground to remove some low-hanging limbs. Please contact the board if you have any suggestions on improvements or usages of the common ground.
- Clarkson Road Fence Repairs - The main fence along Clarkson Road had several broken panels and was covered in algae. We recently had the fence repaired and power washed to make it look new again.

Board Positions

At the end of this year, we will have 3 open board positions. Josh Wilkerson (President), Brendan Conroy (Treasurer), and Zak Zygmund (Secretary) have served their three-year term from 2022 to 2024. We would like to thank our directors that our leaving office for volunteering their time and service these last three years. 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 would like to run for one of the open board positions, please email the board to be placed on the fall ballot.

Upcoming Events

We have had several successful events this year from our annual Easter Egg Hunt to our 4th of July Parade. Thanks to everyone who came out to those events and to our neighbors for sponsoring refreshments. Below are some upcoming events.

- Clarktoberfest 2024 - Join us for our annual fall event at the common ground near the south entrance. We'll have entertainment for the kids and refreshments. Please see Facebook for dates and details.
- Annual HOA Meeting - Thursday October 17th @ 7:00pm, Chesterfield City Hall in Conference Room 102/103. Zoom link to follow on Facebook for folks who wish to attend virtually. NOTE: We are NOT meeting in the Council Chambers like in years past. This is to accommodate using Zoom and AV equipment.

Please join our [Facebook group](#) for updates and more events. If you know of new neighbors on your street, please encourage them to add an email to the CPM portal, and let them know to join the Clarkson Woods Homeowners Facebook page. We limit the group to verified homeowners and to tenants with the permission of the homeowner.



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Reminders

The indentures require a minimum standard of maintenance for your home. Over the last few months, we've seen an increase in concerns about dead trees and homes needing maintenance. Here are some tips to help keep the neighborhood looking its best:

- Dead trees need to be removed from your property. If the tree is located in the city's right-of-way, the city will remove it for free.
- Above-ground pools are strictly prohibited. Only inflatable, seasonal children's play pools up to 24 inches in height and 8 feet in diameter are permitted.
- Trash receptacles need to be placed inside the garage, in an enclosed area on the side of your home, or behind the home. They cannot be visible from the street.
- Inoperable and unlicensed vehicles must be inside the garage.
- Basketball hoops and playhouses must be maintained and in good condition.

Keep Your Contact Information Current

Please make sure you have signed up for a CPM portal account and have a valid email address listed. Email is the primary way the board and CPM will contact you regarding our newsletters and any important information. Please visit <https://portal.cpmgateway.com/> to sign up and/or update your contact information.

Be a Good Neighbor!

With school back in session, please remember to drive slowly and respect the bus drivers' signals. Every few weeks we have a report from a parent that a vehicle in our neighborhood ignored the bus driver's STOP sign. It only takes a moment for a tragedy to occur.

- SLOW DOWN
- LOOK FOR CHILDREN CROSSING
- RESPECT THE BUS DRIVER'S SIGNAL
- SLOW DOWN!!

