

## **BAXTER LAKES SUBDIVISION NEWS AND INFORMATION FOR OUR RESIDENTS NOVEMBER, 2009**

**Governmental Relations**-Greetings to all Baxter Lakes Residents from Karley King, our new government liaison. Karley will be available for any homeowner who has questions for city government or other government issues. Regular crime updates and safety tips will be obtained from the Chesterfield Police Department and posted on our website. Only one crime incident has been reported since June '09 including a GPS and radar detector stolen from a car. Residents are urged to remove ALL valuables from vehicles daily. Contact Karley for any governmental issues at [addokar@hotmail.com](mailto:addokar@hotmail.com) or #636-536-4875. Please see the [LINK on Safety Tips](#) for the Holiday Season in [www.baxterlakes.org](http://www.baxterlakes.org).

**Lawn, Trees, and Ground Maintenance**-Trustees Jim Powers and Jerry Troester are responsible for this maintenance. Lawn Masters was contracted to do all the mowing on common grounds after submitting the lowest bid. Mowing service is provided from April to the end of October on the east side of Baxter Rd., around the lakes, on some cul de sacs, and on all the common ground by the power lines. Dead trees and broken limbs were removed promptly by Omni Tree Service, the low bidder, this year. Dead trees and limbs were replaced along Baxter Road, on the common ground along Canyon View Court, at the lower/upper lakes and at several cul de sacs. If no danger is involved, we prefer providing tree service in early spring and late fall to get the best prices for service. Great landscaping improvement was made this year off Baxter Road and at the Cedar Mill and Summer Ridge entrances. Some nineteen pfizer plants were removed, and knockout roses and over 40 other plants and bushes were planted in these areas. The new plants and bushes were provided at no cost by the Conservation Department and volunteers did all the planting.

**Lake Restoration Project**-Lisa Mahiger has developed and directed this major beautification and improvement project of our lake common ground areas. You are urged to take a stroll around the lake path and catch a glimpse of what has been achieved the past several months. Most of the work has been completed by many faithful Volunteers, saving the subdivision thousands of dollars. This project began with the removal and ongoing control of invasive plants in the wooded areas, such as honeysuckle and grapevines. Over several months this past summer and early fall, additional overgrowth and tree stumps were removed, dead limbs and branches were ground by a chipper, rented and operated by volunteers. Phase I of this project comes close to completion with the planting of 198 MO shrubs and trees from the Forest Releaf Program, free of charge, by Baxter Lakes volunteers. The principal bushes and plants acquired include Eastern Redbud, Flowering and Silky Dogwood trees, Arrowwood Viburnums, Ninebarks, Fragrant Sumac, Indigo, Spike Bush, and Black Tupelo trees. Jon Wingo, our Lake Restoration contractor, dug holes and placed bushes and trees at designated locations. Volunteers then completed the plantings. Other improvements included the placement of Aspen-woven erosion blankets and native Missouri grass seeds and plugs around the lake perimeters. The purpose of these is to correct pathway, lake bank and lake edge erosion problems. Additionally these will vitalize the health and beauty of our Upper and Lower lakes. Although the \$10,000 American Water Grant application failed to qualify, we are now entitled to a matching fund program, through the MO Department of Conservation. For this fiscal year, the subdivision has been approved for up to \$3,000. Additional funding sources continue to be explored. Trustee Lisa has extended great praise to the Lake Restoration Volunteers. Residents who have contributed so greatly to this project include Tony Ferman, Gary Sheldon, Ralph and Chris Orbals, Ken and Sue Buster, Andrew Shaw, Bob Deane, Roger and Carole Schlueter, Jim and Jan Brockland, and the Trustees. Their sense of community, dependability and unending supply of energy have been admirable. A special thanks to the Deanes, the Orbals, the Busters and the Trustees for the party given at the lakes for our deserving volunteers. Any other residents interested in volunteering their assistance are urged to contact Lisa at [lmahig@charter.net](mailto:lmahig@charter.net). For more detailed information about this project, please see the [LINK on Lake Restoration](#) in our website, [www.baxterlakes.org](http://www.baxterlakes.org).

**Subdivision Social Activities**-Trustee June Deane is our director of social activities for celebrating July 4<sup>th</sup>, for installing Christmas decorations at both entrances, and for posting subdivision signs at prominent locations for advertising important events. June is considering a Christmas decorating contest this year in Baxter Lakes. Watch our website for such announcements.

**Culvert Repairs at the Upper Lake-**Linda Ceriotti, a Trustee and Chairperson, and Bob Deane, a long time resident of Baxter Lakes, continued replacement of culverts in 2009 at the upper lake. After completing the first phase of culvert repair, two more culverts were identified for replacement. The Trustees contracted with Bi-State Utilities Company to excavate and replace the more than 30 year old corrugated pipes at a total cost of \$9,424. These pipes carry overflow water from the adjacent streets to the subdivision lakes. After the pipes were installed and the grounds were graded and seeded, neighbor and Trustee Lisa Mahiger, diligently watered the seed throughout the summer resulting in an excellent grass ground cover. Bi-State completed this improvement in a timely manner and then provided two truck loads of dirt, graded and seeded the area, provided grass matting for the areas creating a berm to deflect some of the worst water runoff. The Trustees would like to thank Bob Deane for his continued efforts in culvert repair and replacement around our lakes.

Some years ago, the Trustees established a Capital Improvement Fund and added money to this fund each budget year. This prudent management enabled the Trustees to contract this project without a special assessment to the Baxter Lakes homeowners. With all the culvert repairs and replacements, this fund has been nearly depleted. The Trustees will continue to add to this fund to meet expected future needs, whenever such funds become available.

**Baxter Lakes Finances-**Trustee Tom Owen has served the subdivision very capably and conscientiously as the subdivision Treasurer. Expenditures thus far in 2009 have included \$9,424 for the repair of two culverts at the upper lake and \$5,100 for Phase 1 of the Lake Restoration Project. The culvert repair was funded from the Capital Improvement Fund explained in the news article above, while a matching grant from the MO Department of Conservation will defray some of the costs associated with the lake restoration project. The Trustees are expecting a slight decrease in 2009 expenditures for some common ground maintenance, including the islands and monuments at the entrances to the subdivision, and the frontage along Baxter Road. We have managed to keep our expenditures within our budget mainly due to outstanding volunteer efforts of homeowners in restoring areas around the lakes and significantly improving the landscaping in the islands. This improvement completed one of the high priority items listed in our recent survey of homeowners. We hope to complete the landscaping improvements at all the monuments this next year. However, we do not expect to be able to make a contribution to the Capital Improvement Fund for 2009.

Since we were unable to pass an increase in the neighborhood assessment for 2010, homeowners need to be aware that our financial situation will barely allow us to maintain our current level of service through 2010. As we explained in our report to all homeowners after the election proposing an increase in the assessment, we are seeking an official opinion regarding the various provisions in the Baxter Lakes Indentures for increasing the assessment. We will be reporting the results of this opinion when this has been completed. A complete financial report for 2009 will be available at the end of this year. Please contact Tom Owen for additional information regarding our budget at [thomas.j.owen@pfizer.com](mailto:thomas.j.owen@pfizer.com).

**President's Message-**Chairperson Linda reports that the Trustees continue to work as a collective group to make decisions on behalf of all homeowners and we appreciate any suggestions that have been offered throughout the year. We have worked tirelessly on numerous projects in our subdivision as explained in this Newsletter and we are very proud of the results. This year we asked each neighbor to vote on an annual assessment increase. We really appreciate those neighbors who voted in person or by proxy. Unfortunately, we did not receive enough votes to pass the increase as explained to each resident in the follow up letter. The Trustees have determined that the Annual Assessment of \$150 (that's 49 cents/day) is inadequate to maintain and improve the current level of service. The current assessment has been in effect since 1998 and we have worked diligently in managing expenditures and keeping the assessment as low as possible. Please plan to attend the Annual Meeting in June 2010. We need your help, support, and welcome your input and comments. Through Newsletters, annual meetings, subdivision signs, and our website, [www.baxterlakes.org](http://www.baxterlakes.org) we hope to continue communicating effectively to all homeowners.

**Respectfully Submitted by Your Board of Trustees of Baxter Lakes and Baxter Lakes Addition One Subdivision**