

BAXTER LAKES SUBDIVISION NEWS AND INFORMATION FOR OUR RESIDENTS
JUNE, 2010

Baxter Lakes Finances: In 2009 the neighborhood had Grounds & Maintenance expenditures of \$7,400 for Lake Restoration and \$4,180 for tree removal. We incurred only modest increases in electric usage. The neighborhood had decreased expenses in the maintenance of entrances and islands due to a change in contractors and significantly more volunteer work, and we received a \$2,687 matching grant from the Missouri Department of Conservation for Lake Restoration projects. Our 2009 contribution to the Capital Improvement Fund was a mere \$35.70. Capital improvements in 2009, included \$9,400 for completion of the culvert repair on the upper lake. For 2010 our budget will be extremely tight, and we do not expect to make a contribution to the Capital Fund for 2010. A complete financial report will be presented at the Annual Meeting on Monday, June 21, 2010. (Written by Trustee Tom Owen)

July 4th Celebration: We are planning to have our 4th of July parade and the definite time will be posted on signs in the subdivision. Decorate your bikes, pets, etc. Wear red, white, and blue. Bring noisemakers. Following the parade we will have a pool party at the Cedarmill Pool and they will be cooking hamburgers and other foods for purchase. Mark your calendar. It will be a fun day. (Written by Trustee June Deane)

Lawn and Ground Maintenance: Lawn Masters is contracted to do all the mowing on our common grounds for the next two years after they submitted the lowest bid. Mowing service is provided from April to the end of October on the east side of Baxter Road, on some cul-de-sacs, and on all the common ground by the power lines. The mowing around the lakes is being handled by a company contracted by Trustee Lisa Mahiger. Lawn Masters has cleaned up and mulched both of our subdivision entrances. You will notice new plantings which were provided by the Conservation Department at no cost and planted by our volunteers. Lawn Masters has also sprayed the weeds all along Baxter and this fall they will seed the entire area. It will then be a grassy frontage to compliment the many new plantings which were donated to the subdivision and planted by our volunteers. We hope you have noticed and are enjoying the new look and plantings as you enter Baxter Lakes through our two entrances. (Written by Trustee Jim Powers)

Neighborhood Watch and Block Captain Program: Our subdivision has experienced two crimes during this year. Both of the crimes occurred over the night hours on the 15500 and 15600 blocks of Summer Ridge Drive. These two incidents prompted your Trustees to activate the Neighborhood Watch Program in our subdivision. Neighborhood Watch is a program that encourages residents to become more aware of activities while they go about their daily lives.

The primary function of our Neighborhood Watch program is to obtain Block Captains who will act as the liaison between the neighbors and the trustees. Currently, the program has created 30 areas. Each area has a number of houses led by a Block Captain. We are still looking for at least eight additional Block Captains. Please let me know if you are interested in this program by calling me, Karley King, Trustee and Neighborhood Watch Program Coordinator, at 636-536-4875 or emailing me at addokar@hotmail.com. Also, please be prepared to greet your block captain, as they will be going around to introduce themselves and discuss neighborhood projects. We are also encouraging each resident to become familiar with our website at www.baxterlakes.org where you will find important information, including reports of crime and burglary. (Written by Trustee Karley King)

Baxter Lakes Website—Many announcements important to our homeowners are provided on the opening page of our website, www.baxterlakes.org. When signs are posted at the subdivision entrances urging residents to view the website, the announcement may be an important safety issue or other matters important to our homeowners. There is a place on our website for residents to sign up as a Block Captain. We already have over 20 block captains and would like to obtain additional volunteers for serving in this important capacity. We urge homeowners to view our website regularly. (Written by Trustee Dan Ceriotti)

Lake and Common Ground Activities: We are currently addressing the serious drainage issues at both the upper and lower lakes. The sites have been inspected and evaluated by the City of Chesterfield Chief Engineer Mike Geisel and Inspector John Huskey, with recommendations provided. Bids have since been sought and received from several reputable pipe and drainage contractors. The necessary repairs include the replacement of two severely corroded storm water discharge pipes that lead into both lakes from street level storm sewers and one severely cracked joint in the 48” diameter pipes leading storm water overflow out of the lower lake to the Main Outfall Structure. Additionally, two more joints at the Outfall Pipeline connections require pressurized grouting to repair existing cracks. (please attend the Annual Subdivision meeting when we have an open forum to discuss potential solutions to these lake structures). We invite and encourage your suggestions and input. Other lake improvements include water treatment services by an excellent contractor to slow algae and duckweed growth on both lakes. Turf/lawn maintenance has changed around the lake areas as part of the three year plan for the Lake Restoration Project. With the new contractor, Absolute Landscape and Lawn Services, grass around the lake areas will be mowed at a higher level of no shorter than 3-4” and only when the ground is dry and every other week, all part of our long-range plan for lake-edge stabilization and erosion control...as well as decreasing the costs of these services. Small native plant gardens are being planted and installed as definitive measures to stabilize slope and lake edge erosion due to storm water runoff. The addition of 5-7 more benches, donated by private individuals and homeowners, will be built by a lake committee volunteer, and these benches will be installed within the three wooded areas. Finally, we continue to receive the remaining matching funds provided by the State Department of Conservation and will continue to seek other grant funds for improving the lakes and common ground areas. (Written by Trustee Lisa Mahiger, lmahig@charter.net)

Tree Service—This service was performed this spring by Omni Tree Service. Unless there is a danger to our residents, the Trustees prefer providing tree service as needed only in the early spring and late fall. This enables us to get the best bids. The service this spring included removing dead bushes at Clover Ridge circle, and three trees at Iron Lake circle. Leaves and dead branches were removed from the wooded areas at the lower lake, while the walkway along Baxter Road was cleared for pedestrians to a height of 7 feet and also cleared to at least 1 foot inside the sidewalk. Dead pine trees were also removed along Baxter Rd. All the new plants and bushes planted last fall are alive, growing, and improving the landscaping along Baxter Rd., and the main entrances. Please notify a Trustee if any tree service is needed on the common grounds. (Written by Trustee Jerry Troester)

President’s Message—The Baxter Lakes Annual Meeting will be held this year on **Monday, June 21 beginning at 6:30 p.m. at the Chesterfield City Hall, 690 Chesterfield Parkway West in the Multi-Purpose Room.** We will have a full Agenda, including the Engineers Report on Structural Repairs needed at the Lakes and a good discussion on how to fund the repairs. This is a very important meeting for explaining the structural repairs needed in our subdivision and for Baxter Lakes to become successful in securing the additional funding needed to make the repairs. All of our Trustees are fully committed to continuing the improvements and beautification throughout Baxter Lakes. Hope to see you at the Annual Meeting!!

Respectfully submitted by your Board of Trustees of Baxter Lakes and the Baxter Lakes Addition One Subdivision.