



FENCE TALK

University Heights Subdivision No. 1

universityheightsonline.com

Late Summer Issue

September, 2023

University Heights Annual Fall Picnic Come One, Come All!

Our annual picnic is scheduled for **Sunday, September 17 from 4:00 – 7:00 pm in Lewis Park.** Please bring food for your family and, if you like, shared appetizers and desserts are always welcome. (This year we will not set up grills as they were barely used last year). The Association provides beer, soft drinks, and water as well as reprising last year's successful Ice Cream Truck! We will have picnic tables set up, but feel free to bring your own lawn chairs and blankets.

The **Cosmic Cowboys** band is returning to entertain us!

Your annual household dues of \$20.00 funds this event, and we will collect dues at the welcome table from those who have not yet paid. For several decades your Neighborhood Association has sponsored this family friendly event, and we look forward to seeing many of our neighbors!



Lining up for the ice cream truck, Annual Picnic, October, 2022



Third Annual University Heights Bike Parade

Thank you to everyone that came out for our 3rd Annual University Heights 4th of July Bike Parade! The event was kicked off by 8-year-old Lillian Duff, who led the crowd in the Pledge of Allegiance. With neighbors cheering and playing music along the route, with bicycles and strollers bedazzled with balloons, flags, and streamers, the wonderful University City Fire Department escorted roughly 90 neighbors around the Dartmouth and Amherst block this year! It's become a growing tradition that our neighbors of all ages have come to love! A time for us to meet new neighbors and reconnect with the old. Kiddos got to tour and take pictures in University City's new fire engine and, in spite of the power outage that struck the night before, they celebrated the day with bomb pops at the end. Save the date for next July 4th! We look forward to seeing you in your red, white, and blue!



"I pledge allegiance to the flag..."



U Heights Flood Task Force, Notes from Summer 2023

By Don Fitz (Dartmouth)

The Spring 2023 issue of Fence Talk carried an article on the Flood Task Force (FTF) of University Heights up to the one year anniversary of the July 26, 2022 flood. This picks up when that left off.

The July 26, 2023 program at University City High School attracted over 100 people who heard from:

- **Dr. Robert Criss**, Washington University, Professor Emeritus of Earth and Planetary Sciences
- **Darin Girdler**, University City Director of Public Works
- **Brian Hoelscher**, Metropolitan St. Louis Sewer District, Executive Director and CEO
- **Senator Brian Williams**, Missouri District 14
- **Danielle Spradley**, Staff of U.S. Representative Cori Bush
- **Jeff Hales**, University City Council, Ward 1



Announcements included this reminder by **Barbara Chicherio** reporting her memory of the great flood: *“As you walked down Dartmouth on the morning of the flood, not a single car was in the place it had been parked the night before. Some were out of their driveways and on the front lawn. Others were in the street pointing the wrong way. One car had a front end that was bashed in, looking like it had been in a highway collision. The force of the swollen River des Peres (RdP) was so powerful that it had been swept into a tree or another car.”*

We receive great press coverage before the program, especially from **Bryce Gray** in the St. Louis Post-Dispatch. One of his stories showed a 30 foot piece of concrete inside the RdP tunnel that begins at Dartmouth and Harvard. If you ask whether a flood can actually move something that large, think of the TV shots of floods in the US southwest during late August that showed huge boulders being washed down rivers.

Perhaps the most unnerving statements during the July 26 program were claims by the MSD CEO that debris in the RdP tunnel did not cause the flooding in University Heights and that it was not MSD’s responsibility to keep the channel clear of debris. He did not present evidence for what he said.

The FTF drafted the following letter to the MSD CEO which was co-signed by the Eastern MO Group Sierra Club, Green Party of St. Louis and over 100 citizens and sent on August 18, 2023:

(continued on next page)

To: Brian Hoelscher, Metropolitan Sewer District, Executive Director and CEO
From: University Heights Flood Task Force and citizens concerned with floods
Re: MSD's plans for removing debris from the River des Peres tunnel, monitoring the channel and keeping it clear of debris.

Mr. Hoelscher,

*We want to thank you for your participation on the panel at the July 26 program “**The Flood of 2022: Charting a Path Forward.**” Every time heavy rain is predicted, anxiety levels rise for those of us living in the River des Peres (RdP) flood plain. As a follow up to our meeting we are requesting information about keeping the RdP tunnel and channel clear of debris and open.*

As we discussed at the meeting, the RdP presents complicated challenges, but it is apparent that lack of maintenance of the RdP tunnel and channel was likely a significant contributing factor to the flood. According to MSD's Organizational Charter, MSD is responsible for monitoring and maintaining the RdP channel and tunnel.

The Charter can be found at your website: (<https://msdprojectclear.org/about/our-organization/charter/>) The specific language is in Section 3.030. “...remove any or all walls, dams, or other obstruction to the free and healthy flow of water anytime of the year, either under normal conditions or times of floods.”

We would appreciate a response from you by Friday, August 25, with a plan for clearing the RdP tunnel as well as plans for routine monitoring and clearing of the channel. Again, thank you for your attention to this matter.

*Sincerely,
Flood Task Force (and others who signed on)*

The following week **Brian Hoelscher** replied that we gave a “false impression” of how debris can clog the RdP tunnel and that MSD is exempt from direct responsibility for property damage. The FTF is considering a response.

The FTF is continuing its work with the **Washington University Environmental Law Clinic (WUELC)** regarding a bill that would require offsetting the effects of added impervious surfaces to a home or business. “Impervious” surfaces do not let water soak in the ground – most often concrete. However, the FTF is concerned from reports that the University City government is considering measures that would rely on concrete rather than creating more green space.

At 3:30 pm on October 3, the FTF will be making a presentation to the University City Stormwater Commission regarding the Pervious Surface Bill written by the WUELC. Please call me at **314-727-8554** if you would like to go to that meeting in the Community Center.

FTF members went on a third Site Tour with **Bob Criss** on August 27. We looked at areas where debris has been cleaned up, where it remains over a year after the flood of 2022, and areas that need to be inspected regularly.

With many people registering for the July 26 program, the list for the Flood Discussion Group (FDG) which is sponsored by the FTF, swelled to almost 400. A large majority are from St. Louis County, with the most represented municipality being University City. The largest number of U City folks live in University Heights. If you are not already on the Discussion Group list and would like to receive invitations, please send an email to **fitzdon@aol.com**

Fall 2023 Neighborhood Association Events

Annual Fall Picnic: Sunday, September 17, 4:00 – 7:00pm at Lewis Park

Halloween Great Pumpkin Awards: Tuesday, October 31

Luminaria: Sunday, December 17 at dusk

Progressive Dinner: Sunday, December 17 followed by dessert gathering at City Hall

University Heights-related (*mostly*) Trivia

By Peter Burgis (Radcliffe)

Question 1: Who is the founder of University Heights?

Question 2: Before University Heights was developed with houses, it was a tent city established for visitors to the 1904 World's Fair. What was it called?

Question 3: This tent city was built on both sides of which street in the subdivision?

Question 4: What is the approximate elevation change between the high point (Yale at Delmar Ave) and low point (the shed near the gate to Mi Ranchito) of University Heights? a) 30 feet b) 50 feet c) 80 feet d) 120 feet

Question 5: What is the full name of University Heights?

Question 6: *True or False* – Lewis was so involved in the planning of the subdivision that he had a wax model of the subdivision's landscape made with its curving streets laid out on it, and he used little tubes to check the dimensions for sewers and created mini-rainfalls with a sprinkler system to check drainage.

Question 7: The Lewis Publishing Company headquarters building became the University City City Hall in what year? a) 1922 b) 1930 c) 1938 d) 1948

Question 8: If you walked the perimeter of University Heights (Princeton/Yale/Dartmouth/Harvard), how far would you travel?

Answers on Page 7

Spotlight on Delmar!

By Hope Horn (Cornell)

Most of us are pretty familiar with the Delmar Loop and have watched eating establishments come and go (RIP Three Kings). But lately, interest and development has grown further east on the other side of Skinker Boulevard. (I know it's not U City, but I think of Delmar as our extended neighborhood)

The **Delmar DevINE™** is located on the corner of Delmar and Belt Avenue at the site of the former St. Luke's Hospital. It is an historic building with sections erected in 1904. Its mission is to “*support and stimulate the work of the best social service agencies in St. Louis.*” As a hub for non-profits, the tenant list in the building ranges from a wide range of health care facilities and agencies to educational organizations such as Teach for America, and KIPP St. Louis.



Recently this spring, a new deli opened – **Deli Divine** – the latest venture from Ben Poremba who has brought St. Louis several acclaimed eateries, including *Elaia*, *Olio*, *Nixta*, *The Benevolent King*, and *Bar Moro*.

Deli Divine is a classic Jewish Deli, serving traditionally boiled and baked bagels with schmears, lox and garnishes, and classic deli sandwiches (think pastrami on rye, smoked whitefish). There is a wide selection of salads, sides, knishes, cheese and spirits and wine. All can be eaten either inside or outside on a hidden patio, as well as taken home. You can order the deli meats and lox by the pound to take home as well. Towards the back of the restaurant is a spacious prepared and packaged food area all in the spirit of a “New Classic” Jewish deli.

Numerous reviews have been written recently in Sauce Magazine, The Riverfront Times, and the St. Louis Post-Dispatch - so read the reviews, and check out the latest on Delmar!!

Welcome To Our Newest Neighbors

We've had a few changes in our neighborhood over the past few months, including the addition of several new neighbors. Big neighborhood welcome to our newbies!!

Joshua and Candace Silverman 6909 Dartmouth

Cal and Laura Hayward 6910 Amherst

Alden D'Souza, Claire Dempsey, Sheila Siemer, 739 Harvard

Evan Bouffides, 22 Princeton

Jennifer and Paul Anderson, 916 Trinity

Brendan Calhoun, Karri Hess, 14 Princeton

Matt and Tina Bradford, 6926 Dartmouth

Jasmine Lerouge, Yonnick Jones, 921 Trinity

If you see new neighbors moving in or simply moving trucks in the neighborhood, please let **Don Fitz** (Dartmouth), 314.727.8554 fitzdon@aol.com or **Claudia Moran** (Amherst), 314.974.6383 c.gracemoran@gmail.com know as they are the coordinators of our Welcome Packets, so that they can get one to our new neighbors to help them get settled into their new home and new neighborhood. And you could always bring them a lasagna. Thank you!

ANSWERS: University Heights-related (*mostly*) Trivia

Q1: Edward Garner Lewis

Q2: Camp Lewis.

Q3: Princeton

Q4: The elevation change is approximately 80 feet

Q5: University Heights Subdivision No. 1 or University Heights No. 1

Q6: True

Q7: The answer is b) 1930

Q8: One mile

Facts for trivia taken mostly from <https://universityheightsonline.com>



The Next Round of Assessments Coming Soon

By Myra Vandersall (Yale)

As of July 30, 2023, we have outstanding unpaid assessments of \$18,696. This figure is approximately \$2,100 higher than last year at this time but not outside what was expected given all of the challenges during the last 12 months. That number remains virtually unchanged in the last three months. While it is typical this time of year that prior year's unpaid invoices remain unpaid, we want to remind those that have not paid the 2022 Assessment (sent in November 2022, due December 31, 2022) to please do so. For those that have worked on payment plans or have communicated with the folks at DNI Property Management about your plans to pay, thank you very much. Remember that the 2023 Assessments will be sent on or about November 2023. To ensure they are not considered late, they will need to be paid by December 31, 2023. Assessments are billed in arrears meaning the bill you get in November 2023 is for 2023 services. The trustees do not have copies of your assessments. Please keep a copy so you have that information when you need it.

To add some context to the outstanding \$18,696, \$12,961 is from outstanding assessments. The balance is made up of late fees and interest. Of the 28 properties that have outstanding assessments, 10 have very small fees such as late fees or small dollar amount interest that has been accrued. Of the 18 properties that are outstanding, one property has an outstanding balance of \$7,386 or 39.5% of the outstanding total.

Remember that because we are a private neighborhood, collectively our residents are responsible for street maintenance and repair, tree planting and care as well as typical fees like insurance and legal fees.

\$60k Concrete Settlement

During 2014 University City and University Heights No 1 entered into a settlement agreement in which U City would pay our neighborhood \$10,000 in concrete repair costs per year for 10 years plus a \$20,000 one-time payment totaling \$120,000. This settlement allowed University Heights No 1 to more quickly address sidewalk slabs that needed repair or replacement. The payments from U City were sometimes cash and sometimes direct reimbursement to concrete repair and replacement firms doing work on behalf of the neighborhood.

During COVID the annual process was slowed by U City while we proceeded with repairs as necessary to ensure the safety of neighborhood residents and to not defer capital improvements necessary to maintain the infrastructure of our streets and sidewalks. With all due respect to the folks at U City, as anyone that has dealt with a city bureaucracy can attest, the process to get "paid" reconcile with the city has been a significant time commitment. In March 2022, to minimize the ongoing time to reconcile and to ensure that we as a neighborhood limited the effect of inflation on the future years' payments, the trustees requested that U City pay us the total remaining balance as a lump sum.

The wheels of progress can move slowly. On August 14 2023, U City approved payment of the remainder of the settlement owed to us and we expect to receive \$60,000 by September 15, 2023. We will hold this money in our general reserves and apply it to future concrete repair and replacements as necessary. Many thanks to trustee **Frank Castiglione** and our attorney **Scott Pummel of Lashley & Baer** for staying with this project.

Water Run Off Drain Cleaning

As we head into the fall, please be mindful that it helps everyone if we collectively keep the street water run off drains clear of leaves and other debris. When these get clogged, water does not enter the storm sewer system effectively. That creates a series of problems including road damage caused by rushing water as well as potential flooding especially at the lower elevations of the neighborhood like Lower Yale and Dartmouth. Our contracted helper **KimmeY Gable** regularly cleans the grates as well. It takes a village.

Another one bites the dust and you pay for it

In the ongoing saga of vehicle vs. antique light post, the light at the intersection of Yale/Princeton/Cornell was the latest victim. This is the eighth antique lamppost to be hit in recent years and the cause...inattention. "I did not see it..." is the usual response. On Sunday, April 30 an asphalt truck and trailer hit the afore mentioned lamppost. Two tow trucks later, the truck was removed and the repairs fell to **Chris Galarnyk** (Yale) and **Tim Dodson** of Dodson Restoration. They are the only professionals who are willing to repair these lamp posts. The trustees have discussed various solutions to protect these neighborhood icons but most are very expensive and not in tune with the lamp post ambience.



Trustee **Anil Pillai** (Dartmouth) and **KimmeY Gable**, in an effort to make the lamp and the pedestal more visible in low light or at night, the pedestals were painted with a professional quality reflective white paint that contains glass beads. The black wrought iron stem of the lamps and the lightboxes will be painted next. Further, to make sure they are visible in all conditions, we are planning on adding directed downlighting from the lightbox that will illuminate the stem and pedestal.



Markings

All no-parking areas were freshly painted with luminescent yellow paint. As a reminder, it is now illegal to text and drive. Stop signs mean just that...STOP. This is not a suggestion.

Trees

University Heights has one of the most diverse tree selection in the St. Louis area. Our neighborhood volunteer tree expert **Judy Harmon** (Cornell) routinely watches over our “forest” of 437 trees. In the fall and spring she and arborist **Colleen Baum of Droege Tree Service** make determinations on the health and condition of our trees, and designate tree lawn locations that would be prime for a new tree. No doubt the last year has been a challenging one for our residents and our trees. Following the storm on Saturday, July 1, Droege was here promptly on Sunday morning clearing downed branches and limbs. Our contract maintenance person **Kimmy Gable** was here at 5 a.m. on Sunday to help. Storm winds reached 70 mph in some areas. As a reminder, based on Missouri law and insurance companies, in the event a tree lawn tree does damage a vehicle, the neighborhood is not responsible for the damage. This is called an act of God and most insurance companies cover for this event. The protocol is for the owner to check with their insurance company a file a claim through them. Check out this information on the Missouri state website: <https://insurance.mo.gov/consumers/weather/winterstormFAQ.php#:~:text=Your%20homeowners%20policy%20covers%20your,the%20owner%20of%20the%20tree>

A GUIDE TO LIFE IN UNIVERSITY HEIGHTS SUBDIVISION NO. 1

Listed on the National Register of Historic Places
CREATED BY THE TRUSTEES Revised 5.13.2023

University Heights Subdivision No.1 was established in 1904. It is governed by a legal Indenture under the auspices of the Saint Louis Circuit Court. The Indenture is available on the neighborhood website or may be obtained from a trustee. These guidelines are provided for residents to understand how we operate in University Heights. Much of it simply presents the rules as laid out in our 1904 Indenture. Other guidelines are common-sense operating rules defined by your acting trustees. These guidelines may be subject to revision from time to time.

They include:

1. Your voting rights and responsibilities as a home owner
2. The election and responsibilities of Trustees
3. Assessments and special assessments
4. Land use restrictions that were made in the original indenture and have been further specified by amendments over the years.
5. Additional operational restrictions and procedures not necessarily in the Trust Agreement such as permits and approvals, installation of sidewalks and driveway aprons, the planting and maintenance of the tree lawn trees. Also included are home owner obligations for the shoveling of snow from sidewalks, removal of weeds from sidewalk cracks, and removal of leaves and debris from curbs, drains and driveway aprons. The Trustees are responsible for the maintenance of our three “Vacant Lots.” They will post the dates for the City’s leaf pickup, and for large-item trash pickup. Also included are guidelines and restrictions for dumpsters and moving-pods, construction equipment and vehicles, speed limit, noise, trash burning, fireworks and gunfire as well as guidance for door-to-door solicitation.

These rules are formally effective by action of the trustees, May 13, 2023. The Trust Agreement (aka the indenture), and the 2006 supplement are available in electronic form on our website: www.universityheightsonline.com

You can find the complete **Guide to Life in University Heights Subdivision No. 1**
in the *News From Our Trustees* section here:
<https://universityheightsonline.com/fencetalk>

Many thanks to our Current Trustees:

Myra Vandersall 731 Yale; myravandersall@gmail.com 314.518.1451
Frank Castiglione 6900 Cornell; f.castiglione@lifthl.com 612.578.5852
Anil Pillai 6969 Dartmouth; bloggerpillai@gmail.com 314-308-1288

Your 2023-2024 Neighborhood Association Dues

Dear Neighbor:

The University Heights #1 Association is a voluntary organization dedicated to enhancing the sense of community among our residents. Our mission is to bring us together with regular communication, fun activities, neighborhood beautification, and to facilitate interaction between busy families. These activities are led by a group of elected neighbors that form its all-volunteer Board.

- We publish FenceTalk quarterly, edited by Claudia Moran, chock-full of information and general interest to the neighborhood. Look for it in your email inbox.
- We distribute and maintain the neighborhood directory for all who wish to share their contact information – please see attached document in this email if you are new to the neighborhood and wish to be included in the email list (used only sparingly to publicize events) and the street directory.
- We are proud of our beautiful tree-lined streets and maintain the hanging floral baskets and entrance marker garden at the corner of Yale and Delmar.
- The Fall picnic and concert in Lewis Park is a fun family event, with live music, tables to linger at, and free beer and ice cream for all.
- During the winter solstice, we distribute luminaria kits to all, and will reprise the progressive dinner this December - a perennial favorite event in the neighborhood that will be back in 2023..
- Each spring we host an annual meeting for the neighborhood at large – a great time to meet your new neighbors, get up to date on what’s going on around us, and hear a report from our trustees.
- Check out our website: www.universityheightsonline.com

All this activity comes with a nominal annual membership fee of **\$20.00 per household**. We hope that you will use this opportunity to join! Thanks for supporting our great community in the 2023-2024 fiscal year!

Name(s): _____

Address: _____

Email, if different from or in addition to the neighborhood directory: _____

Annual Membership for March 2023 to Feb. 2024	\$20.00
Optional Contribution to help support neighborhood activities	\$ _____
Optional Contribution for the University Heights Scholarship**	\$ _____
Total Submitted	\$ _____

Please make your check payable to University Heights Association, Inc.

Mail or drop off to: **Peter Burgis**, Treasurer, 755 Radcliffe Avenue (peterburgis@outlook.com)

If you prefer to make your payment online, please be sure to include your name and address as part of the Venmo or PayPal process.

Venmo: @University-Heights or PayPal: uhgtsassoc@gmail.com

**At our annual meeting on March 9, 2021, we passed, and the Neighborhood Association approved a resolution entitled: Apology for Racism in University Heights, documenting our apology for historic racism in our neighborhood, especially regarding housing restrictions. We began to explore ways to repair the damage caused by previous generations. The University Heights Neighborhood Association Scholarship is a direct outcome of that document. It is a \$1000.00 scholarship awarded to a University City High School graduating senior who is continuing their education past high school.

University Heights Association Neighborhood Directory Information Sheet

The neighborhood directory is maintained and published by the University Heights Association (also called UHA or the association) for resident only use. All names and phone numbers that you include here will be included in the password protected directory on the website www.universityheightsonline.org and possibly in a printed directory. If you do not wish your information printed, please indicate this below.

All e-mail addresses provided here will be added to the private e-mail list used by the UHA to send the newsletter FenceTalk and to send out timely, important information. They will not be published in the directory.

Please send this to the webmaster at <http://universityheightsonline.org> or send or take it to the treasurer of the University Heights Association.

Address: _____

Home phone: _____

Please do not publish my: (Circle your choices) Name Phone(s)
We will insert "Resident" beside your address if you chose to omit your name.

Adults in the household (over 18 and who have given permission to use their information)

First Name	Last Name	Cell Phone	Email

Kids in the household (under 18)

First Name	Last Name

University Heights Association (UHA) Board of Directors

(the neighborhood association representing our community)

Hope Horn (Cornell), president
314.368.8157 hope_horn@hotmail.com

Claudia Moran (Amherst), vice-president
& lamp post signs
314.974.6383 c.gracemoran@gmail.com

Peter Burgis (Radcliffe), treasurer
310.871.8471 peterburgis@outlook.com

Susan DuBois (Radcliffe), secretary
636.579.3442. sdubois@bhhsselectstl.com

Vito Wagner (Yale), membership
307.920.0356 vito.wagner@gmail.com

Mario Carlos (Yale), alternate
314.910.0972 solracm91@gmail.com

Thomas Hardy (Harvard), Luminaria organizer
314.482.9328 tmoobear@aol.com

Tayebeh Hardy (Harvard), Luminaria organizer
314.477.5693 tayebah_mz23@yahoo.com

Don Fitz (Dartmouth), welcome packets
314.727.8554 fitzdon@aol.com

Anil Pillai (Dartmouth), trustee liaison
314-308-1288 bloggerpillai@gmail.com