



universityheightsonline.com

News you need to know from your trustees November 2020

Looking back and moving forward with architectural heritage

University Heights is busy with property owners making changes—inside and out. A vibrant neighborhood is never stagnant but moves forward to each new challenge. All property owners on the trustee email list received a copy of the new Architectural Standards for our subdivision, developed by the Architectural Review Committee (ARC) members who are volunteer neighborhood architects skilled with design and planning for historic areas.

The standards are used as a vehicle for conversation between developers, architects and property owners. They are written with a wide degree of choice in various categories, a range of different solutions.

As we continue forward, our collective goal is preservation of our park-like setting and atmosphere. When University Heights No. 1 was created in 1904 homes were built at a time when neighbors knew each other, wandered down the street for a walk and greeting other homeowners. We are so fortunate that tradition has carried on here for the past 100 years. Our neighborhood is a harmonic testimony through our concerted effort to maintain U. Heights as a very special place to live.

The next steps

The trustees are considering an application to the U. City [Historic Preservation Commission](#) (HPC) to receive recognized status as a Local Historic Place. The HPC is an advisory body, providing recommendations on historic preservation issues to the Department of Community Development.

In that process our application is submitted to them, then the city Plan Commission, on to the Historic Preservation Commission for consideration and finally to City Council. Along the way there will be ample opportunity for property owners to express support or concerns about this project in public hearings, and at the 2021 annual meeting.

For a Local Historic District, the HPC can require more insight and regulations for new infill development and major changes to the exterior of a home by property owners. According to the National Trust for Historic Preservation historic neighborhood designations help ensure aspects that make the area attractive to home buyers will be protected over time. *(continued on page two)*

Annual assessments are due; help keep U. Heights in good condition

This year marked the cancellation of the 5th year of the special assessment that was approved by the neighborhood in 2015. Because we felt there were no pressing legal issues related to the development project originally scheduled for the former Delmar-Harvard School site, the Trustees reduced by 50% Year 4 of the special assessment (2019) and canceled Year 5 (2020) entirely.

Assessments make the neighborhood work

Thank you very much to those who have paid their assessments. Remember we are a private neighborhood and that means we are responsible for street repair and maintenance, tree planting and trimming and seasonal expenses like snow plowing. Timely payments of annual

assessments help keep the neighborhood well maintained and poised for the next 100 years. 2020 has been a good year for University Heights No.1 in terms of collecting outstanding and unpaid assessments.

2020 Collection		Current Outstanding Details
Progress History		\$9,665.25
Date	Outstanding	Special Assessment \$1,654.57
March 1	\$55,000	Interest \$2,257.51
June 1	\$28,500	Misc Late Fees \$1,314.00
October 1	\$14,891	TOTAL \$14,891.33
		All of the outstanding fees are more than 90 days late

MSD (finally) releases the regional master plan for the River Des Peres

After years of planning the Metropolitan Sewer District has released their plans for a major project that includes north of 750/751 Yale to the River Des Peres and east on Dartmouth to Trinity. The project is scheduled for 2028, depending on funding. (No happy dance here yet.)

The trustees waited on this project date release and delayed concrete work on Dartmouth until we knew if and when MSD would tear up the streets. Now we know there is a far off target date. Consequently, the remaining asphalt aprons on Dartmouth and Yale will be replaced with concrete aprons. The replacements will begin during the spring and summer season of 2021.

A significant part of the project is separating the sanitary and storm sewer lines beneath the streets. This means every sewer lateral in that area on both sides of the street must be

disconnected and reconnected to the new line.

We expect they will dig up the streets and install the new lines first. Your trustees will work with MSD to improve the storm sewer drainage on Dartmouth and lower Yale, which has no storm drains at all. Since much of Dartmouth will be dug up, we will work with City and MSD engineers to design better drainage for Dartmouth, probably adding more curb drains.

We can be prepared to do a complete street replacement on lower Yale and Dartmouth. The utility companies are responsible for returning the condition of the streets, sidewalks and driveway aprons at their cost.

Separating and containing the sanitary sewage is the primary purpose of this project. Upon completion, we will no longer be subjected to the annoying eau de River Des Peres.

Assessments (continued from page one)

2021 assessment invoices have been sent to homeowners by DNI Properties. They are due by 12.1.2020 and considered late with associated late fees if not paid by 12.31.2020. Assessments can be paid via check to DNI Properties or via credit card as noted on your statement. The website login to pay by credit card is the following. <https://www.hoabankservices.com/OnlinePayments/payment.aspx>

We know this has been a challenging year for many so if you anticipate having a challenge paying your assessment please reach out to a trustee so we can discuss a plan. In addition, if you would like to, please take advantage of the payment plan options available via DNI Properties.

Looking back (continued from page one)

Since 1980 University Heights No. 1 has been listed on the National Register of Historic Places.

Questions, concerns? Please contact a trustee. Relevant documents are always available on the neighborhood website,

universityheightsonline.com under our neighborhood and neighborhood documents.

Trustees

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2020 Neighborhood Luminaria

The University Heights
Neighborhood Association will
sponsor the annual Luminaria on
Sunday, December 13. Supplies will
be sold from the Heights new shed,
located at the north end
of Harvard, at Dartmouth
on Saturday, the 12th and
Sunday, the 13th
Noon to 4:00 pm.
Because of the virus,
we will not have the
Progressive Party.

Association Dues

Support your neighborhood
association and all the activities
they plan for you. Pay your dues,
only \$20, and sign up for the new
neighborhood directory. For all
the information you need, contact
Association Treasurer Greg Phillips
at greg6983@hotmail.com or call him at
314.550.3350. Enjoy all the
activities your Association plans
throughout the year....