



RIVER BEND
ESTATES
CHESTERFIELD, MO

The River Bend Association Annual Meeting August 25, 2020

Email:

RiverBendAssociation@gmail.com

Website:

www.RiverBendEstates.org

Welcome

We apologize that we were unable to meet in person, but the YouTube video was our attempt to make it as personal as possible. Thank Kyle Christensen for putting together the survey, the video and all these results!

We really appreciate those of you who took the time to participate in the online survey. This presentation will summarize the results so you can see where we are on the same page as a community, where we need to address issues, and what some of our next steps are.

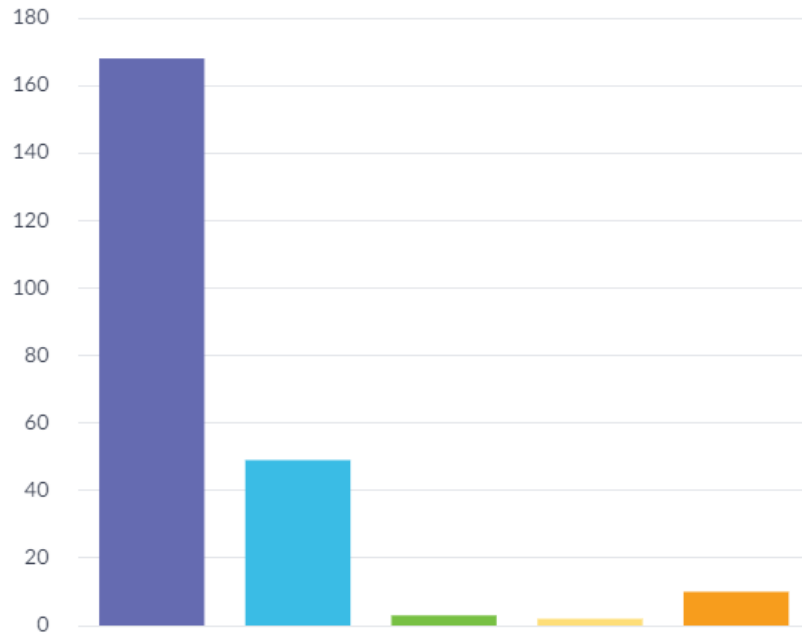
One recurring theme you will hear tonight is that **we need YOU** to help make this a successful community. When residents of River Bend started the RBA in the 1970s, there were zoning issues to address and confusion about the multiple River Bend subdivisions and trustees.

Back then, there was the original set of trustees for what we call the “west side” and another set for the newer additions that we call the “east side.” Neither of these included some of the homes along Olive Street Road or the historic homes along the River Valley that divided them. So they all got together and formed the RBA. In the 80s River Valley Court homes were built and added two more sets of trustees. The pool (now the River Bend Community Center or “RBCC”) was a place where all of these groups socialized but required private membership.

Fast forward to 2020 and the residents, zoning and entire world looks a lot different. Have we kept up with the times well enough? Either way, we invite you to be a part of this organization that is the glue that keeps the residents, trustees, the RBCC and local governments on the same page.

RBA Directory 2020-21

Survey Results



Choice	Total
<ul style="list-style-type: none">I am satisfied with the printed version - please continue printing it	168
<ul style="list-style-type: none">I would like to see a secure, electronic way for members to access the directory	49
<ul style="list-style-type: none">I do NOT believe we need a directory at all	3
<ul style="list-style-type: none">I have received unwanted communications (sales, politics, religion) in the last 12 months as a result of being in the directory (please share more info with us in the comments section)	2
<ul style="list-style-type: none">Other (please explain in comments section)	10

RBA Directory 2020-21

Survey Action Items

- Leave exactly as it is
- Zero tolerance policy for misuse of the directory. We do not share your information. If you receive unwanted communications, notify the RBA immediately.
- Research adding electronic option

Next Steps

- Residents must submit changes by December 31, 2020
- 2021 directory to be distributed March 1, 2021

Three Branches of River Bend Estates

4 Trustees



Annual Fee: \$95+
Positions: **3** East Side, **3** West Side,
2 River Valley Court North, **3** River
Valley Court South

River Bend
Community
Center



Annual Fee: \$215 - \$475

- 9 Directors
- 5 Officers

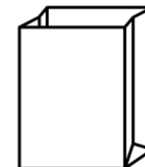


River Bend
Association



Annual Fee: \$12

- 6 Directors (should be 9)
- 4 Officers



RBA Financials 2020-21

River Bend Association Profit & Loss Summary					
Income/Expense	2019	2018	2017	2016	2015
<i>\$10 memberships declining year over year</i>					
Income					
Annual Membership	\$ 2,993.41	\$ 3,119.00	\$ 3,258.00	\$ 3,351.00	\$ 3,309.00
Miscellaneous Income	\$ -	\$ 20.00	\$ -	\$ -	\$ 55.00
Total Income	\$ 2,993.41	\$ 3,139.00	\$ 3,258.00	\$ 3,351.00	\$ 3,364.00
<i>Dramatic Expense Reductions</i>					
Expense					
Annual Enrollment Expense	\$ 293.77	\$ 270.86	\$ 686.39	\$ 357.86	\$ 166.98
Annual Meeting Expense	\$ 222.39	\$ 217.12	\$ 219.50	\$ 161.16	\$ 288.74
Bulk Mail/PO Box Expense	\$ 331.00	\$ 321.00	\$ 371.80	\$ 519.77	\$ 302.00
Directory Expense	\$ 736.70	\$ 715.26	\$ 513.92	\$ 622.27	\$ 585.21
Fourth of July Expense	\$ 42.95	\$ 23.99	\$ -	\$ -	\$ -
Luminary Expense	\$ 458.77	\$ 1,070.76	\$ 943.35	\$ 870.21	\$ 910.67
Miscellaneous Expense	\$ 56.84	\$ 1,278.86	\$ 71.01	\$ 491.56	\$ 504.88
Office Supplies & Software	\$ 282.38	\$ 140.00	\$ -	\$ -	\$ -
Website Expense	\$ 251.05	\$ 699.74	\$ 234.98	\$ 179.88	\$ -
Welcome Basket Expense	\$ 927.06	\$ 743.33	\$ 610.33	\$ 407.91	\$ 540.15
<i>More Outreach</i>					
Total Expense	\$ 3,602.91	\$ 5,480.92	\$ 3,651.28	\$ 3,610.62	\$ 3,298.63
Check 1125 - not cleared			\$ 27.85	\$ -	
Net Income	\$ (609.50)	\$ (2,341.92)	\$ (365.43)	\$ (259.62)	\$ 65.37
<i>Net losses</i>					

RBA Checking
Account Balance:

\$855.80

+ \$6,696.76
in a CD
(for emergencies)

**Don't forget to pay City &
Village Property Assessment!**

City & Village

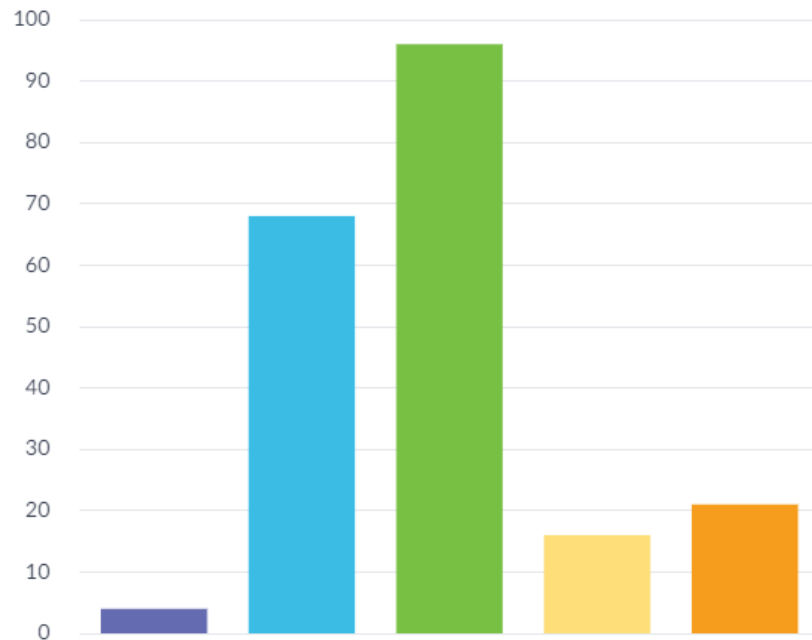
Tax Office, L.L.C. * Since 1937
#3 Hollenberg Court | Bridgeton, MO 63044
Monday thru Friday - 7:30 A.M. to 4:00 P.M.
Phone (314) 739-4800 | Fax (314) 739-3098

Property Address:

Property Information
Account #: **8945-01330**

RBA Membership Dues 2020-21

Survey Results



Choice	Total
● \$12 is my limit - raise it again and I'm out	4
● I'd pay up to \$15 for annual membership	68
● I'd pay up to \$20 for annual membership	96
● I'd like to know why membership is not free, automatic or subsidized by the trustees	16
● Other (please explain in the comments section)	21

RBA Membership Dues 2020-21

Survey Action Items

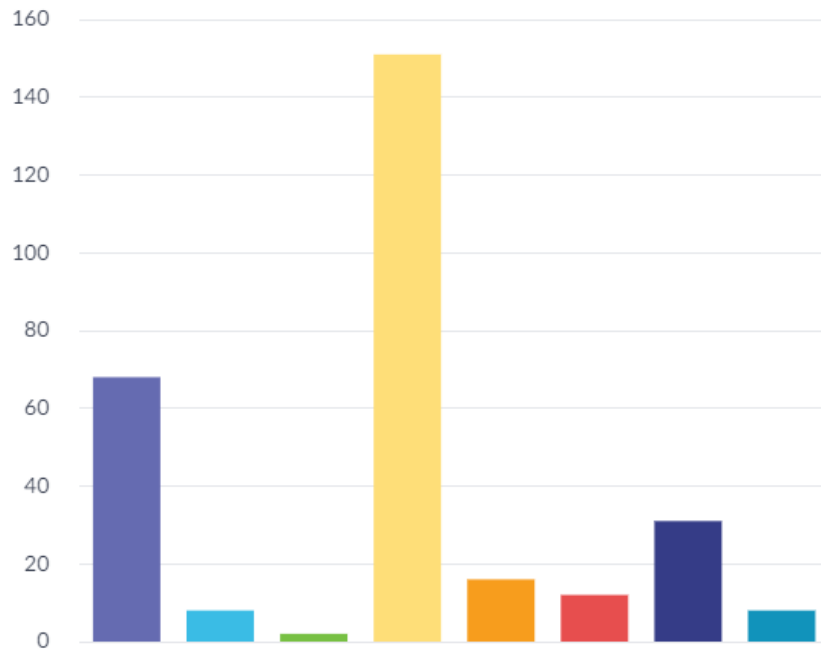
- Provide clear value for members
- We are a business with expenses. Gentle reminder notices.
- Identify & (politely) educate non-members

Next Steps

- Thorough audit completed July, 2020
- Develop realistic budget and cash flow model for the next 12 months with input from all directors by November 2020
- Make updated dues recommendation to directors at January meeting 2021
- Develop procedure for tracking non-renewals / non-members and follow-up process by December 2020
- 2021 renewals will be sent out by October 1, 2020

RBA Communications 2020-21

Survey Results



Choice	Total
I want to connect with RBA through Facebook	68
I want to connect with RBA through Twitter	8
I want to connect with RBA through YouTube	2
I want to connect with RBA through e-mail blasts	151
i want to connect with RBA through neighbors.com	16
I want to connect in-person with RBA more frequently than just the annual meeting (i.e. town halls)	12
I want to receive a paper newsletter in the mail from RBA once or twice per year	31
Other (please explain in comments section)	8

RBA Communications 2020-21

Top Survey Responses

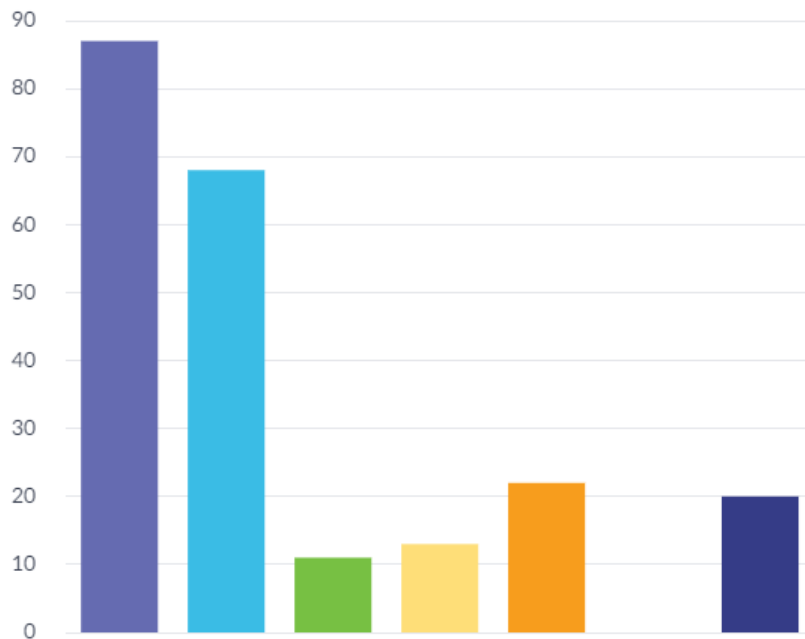
- A large majority (69%) of residents want to continue to receive e-mail news updates
- Facebook is the preferred means of contact by 29% of residents
- 16% of residents would appreciate printed newsletters

Next Steps

- Continue e-mail blasts (ongoing)
- Increase utilization of Facebook (September 30)
- Research costs associated with printing a newsletter (December 31)
- Choose director to produce periodic electronic newsletter and produce the optional quarterly newsletter (December 31)

RBA Website 2020-21

Survey Results



Choice	Total
Our neighborhood has a website?	87
The current website meets my needs	68
Search engines (google.com) take me to the wrong website sometimes	11
The community calendar needs improvement	13
Add fun neighborhood polls once in a while (i.e. best pizza in St. Louis)	22
My business is interested in submitting a bid to build/maintain a new website for the RBA!	0
Other (please explain in the comments section)	20

RBA Website 2020-21

Top Survey Responses

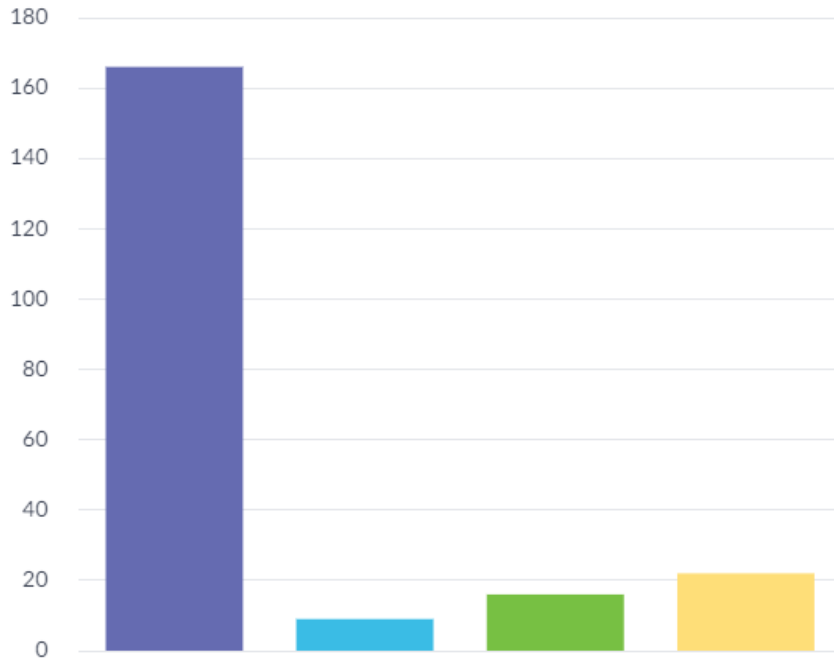
- 44% did not know we have a website
- 34% believe the current website is meeting their needs
- Overall, many had trouble finding the website on Google, don't find a need for it, or get their information from the RBA e-mails.

Next Steps

- Choose a director to create and maintain more usable website
- Get prices for a professional to create and maintain a more useful website

RBA Luminaries 2020

Survey Results



Choice	Total
● This sets our neighborhood apart from others - please continue delivering them	166
● I do not see value in welcome baskets for new neighbors	9
● We were supposed to receive a welcome basket?	16
● Other (please explain in comments section)	22

RBA Luminaries 2020

Survey Action Items

- Luminary Assembly Saturday, December 12 9:00am
- Consider changing the light-up date in future to increase participation
- Research providing reusable supplies (blocks of wood vs sand, battery-operated tea lights vs candles)
- Focus on unifying the community
- Reminder signs

Next Steps

- Submit cost estimates to RBA treasurer by 12/30/20
- Design survey to ask for 100% resident participation
- Design & price reminder signs by August 2021
- Research cost for reusable bags, wood, and LED tea lights by 12/30/20

RBA New Responsibilities 2020-21

Not on survey, but something we have been discussing with the RBCC. In the interest of being more inclusive to resident non-RBCC members, and allowing them to focus on fundraising, the RBA has expressed interest in taking over the following traditions from RBCC:

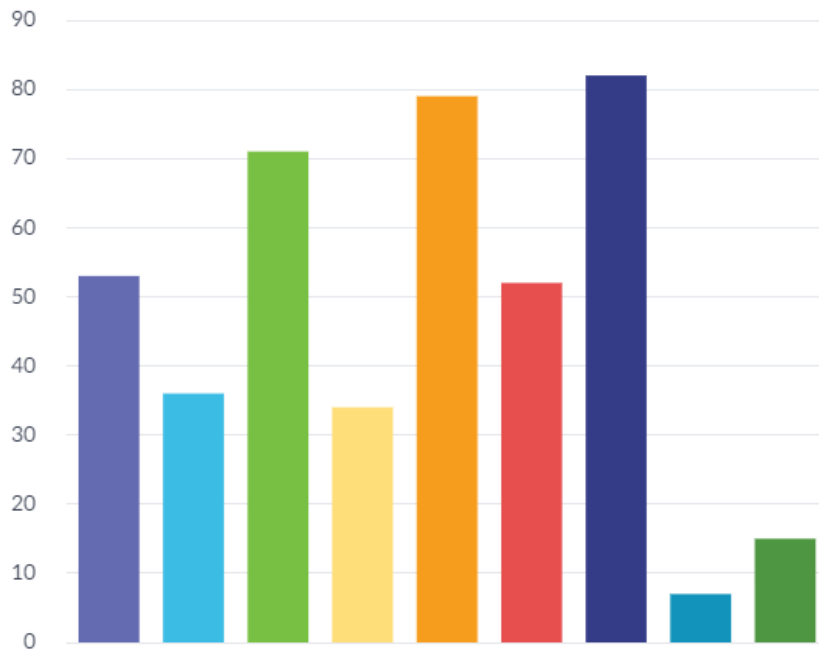
- Fourth of July Parade
- Children's Halloween Party & Parade
- Hayride in River Bend
- Spring Fling
- American flags for:
 - Fourth of July
 - Veterans Day
 - Memorial Day
 - Labor Day

Next Steps

- Ask current Fourth of July organizer how we want to proceed next year.
- Need volunteer to take possession of the flags
 - Does one person do all holidays, or pass along flags to person putting out flags for next holiday?
- Find Volunteers for each celebration

RBA Internal Issues 2020-21

Survey Results



Choice	Total
Replacing the gas streetlights	53
Doing something with the vacant lot at 251 Brixham (community garden, dog park)	36
Doing more to support and/or improve the RBCC (pool)	71
Arranging community service events (expired medication drop-off, smoke detector checks)	34
Leveraging group discounts on home services (tree trimming, insect control, window washing)	79
Doing more to support local businesses impacted by COVID-19 (i.e. scheduling food truck nights)	52
Petitioning Charter and AT&T to bury their overhead lines	82
The identity of the River Bend Ghost	7
Other (please explain in comments)	15

RBA Internal Issues 2020-21

Top Survey Responses

- The top concern is petitioning AT&T and Charter to bury their lines.
- The second biggest concern was being able to leverage group discounts for home services.
- The third biggest concern was to do more support the RBCC/pool.

Next Steps

- Choose a director to continue petitioning Ameren, AT&T and Charter to bury lines.
- Choose a director to leverage home services discounts
- Choose a liaison to work with the pool on how the community can best support them (they currently provide free guest passes to new neighbors we include in our welcome baskets)

East Side Trustee Issues 2020-21

Top Survey Responses

- Lack of monument sign(s)
- Condition of certain properties
- Replace gas street lights
- Control speeding

Choice	Total
Replacing the gas streetlights	53
Doing something with the vacant lot at 251 Brixham (community garden, dog park)	36

Next Steps

- Share survey feedback to trustees
- Help disseminate information for trustees
- East side trustee e-mail address: rbeatrustees@gmail.com

East Side Trustee Report 2020-21

Discussed at the East Side Annual Meeting:

- Security
 - Improving island lighting
 - Adding cameras and license plate camera at entrances
- Home & Lawn Upkeep
 - Increased communication with neighbors struggling to maintain their property
- Common Ground Usage
 - Erosion control
 - 141 nuisance reduction
 - Potential community garden

Based on our analysis of how to best improve home values, and the input we have received from residents, we are focusing on these efforts as our top priorities.

West Side Trustee Issues 2020-21

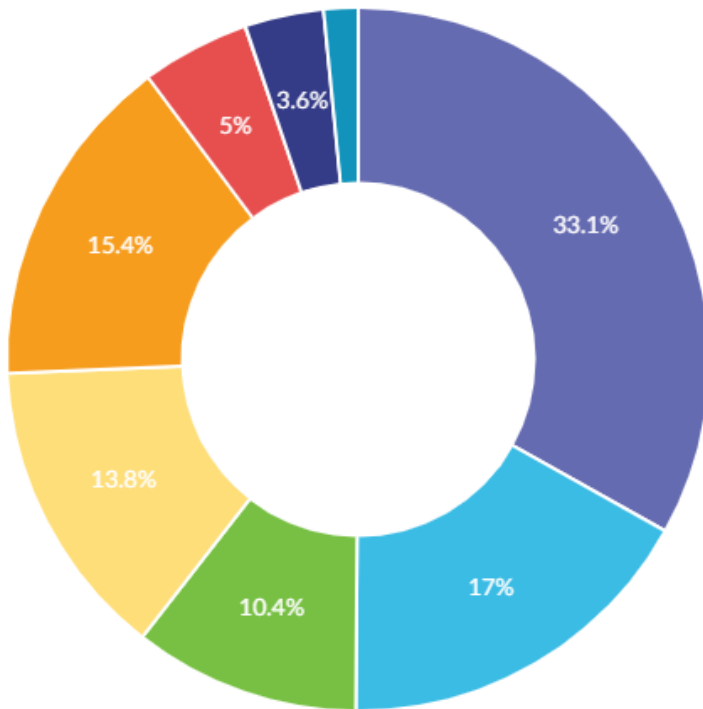
- Condition of certain properties
- Amount of debris on streets
- Overgrown weeds

Next Steps

- Contact trustees from the directory or RBA website under the Restrictive Agreements tab

RBA External Issues 2020-21

Survey Results – What things concern you most?



Choice	Total
● Criminal activity and deterrence	146
● Public safety (fire prevention, traffic control, etc.)	75
● Public works projects	46
● Zoning board / development plans	61
● Parkway school district / River Bend Elementary	68
● Community sports / things to do around Chesterfield	22
● Finding Carole Baskin's missing husband from the Netflix series Tiger King :)	16
● Other (please explain in comments section)	7

RBA External Issues 2020-21

Top Survey Responses

- 33% were concerned about deterring crime
- 17% were concerned about traffic control and fire prevention
- 15% were concerned about Parkway School District and River Bend Elementary
- 13% were concerned with zoning and development

Next Steps

- Choose Neighborhood Watch Block Leaders and continue communication with Chesterfield Police Department
- River Bend Elementary Principal, Jaime Otto will be sending out monthly updates to keep our community updated
- Choose more directors to help monitor and communicate with MODOT, St. Louis County and City of Chesterfield.

Neighborhood Watch

- Theft from vehicles and fraud continue to be the top two crimes occurring in Ward 1 of Chesterfield.
- Crime is down overall.
- Remember to lock the doors of your vehicles and do not leave valuables in sight.
- Close your garage door overnight.
- Get to know your neighbors.
- Leave front lights on your house and install security cameras.
- Call the non-emergency police number for suspicious activity 636-537-3000.

Chesterfield City Council Report

Ward 1 Council Members Barb McGuinness and Mary Monachella 8/25/2020

We both want to thank the River Bend Association for allowing us the time to participate tonight. As your council representatives, our job is to serve you and help with anything that you need. The council continues to have virtual instead of in-person meetings. You can attend these on-line and speak to Council if you want to. The City website will give you instructions on how. You can also see past meetings on YouTube....go to the City website and click on 'agendas and minutes'...then click on 'city council'.

Here's some brief info on current city issues....

City Finances....The City has had a challenging time with finances even before Covid. For more than 30 years, we have been dependent primarily on sales taxes to support the services provided such as Police, Parks and Trails system, Public Works (streets and sidewalks) and Planning Depts. Over the years, sales taxes have dwindled thanks to the demise of Chesterfield Mall and so very many purchases made online. Your City receives no revenue from internet shopping. The Covid stay-at-home order along with forcing businesses to close during the pandemic has accelerated the need to look at other ways to fund the services that we all have come to expect and enjoy.

Chesterfield City Council Report

(continued)

Chesterfield Mall (a part of downtown Chesterfield)....As you know, the Staenberg Group, developers of most of the Valley and now the District, which is the project next to Top Golf, purchased the Mall. We are all waiting anxiously for them to bring forth a plan to redevelop the property...possibly within the next 6 months. It is a huge undertaking. We are delighted that there is hopefully some light at the end of this tunnel. Many many malls across the country still sit vacant with no prospects for them. So we are all very fortunate that someone will spend millions and millions of dollars in Chesterfield to bring the property back to life.

Chesterfield City Council Report

(continued)

Wild Horse Village (also a part of downtown Chesterfield)This is a newly approved 177 acre project located around a private lake near the YMCA. The largest portion of the development will be bounded by Chesterfield Parkway, Wild Horse Creek Road and an extended Burkhardt Place. Although there are standalone office buildings, the plan has an urban main street with offices above retail, as well as apartments and condominiums. Two large single family sections and a grocery are also included. The dedicated green space is exceptional for a private development, consisting of a walkway around the lake, 3 large corridors for a lake view from the roads and places for people to congregate. Two restaurants overlooking the lake are proposed and will be adjacent to 300 feet of green space that terraces down to the water from the road. The developer is also constructing the hotel across Wild Horse Creek Road from Wild Horse Village. The development's layout has passed zoning and the site plan will be coming soon.

Please contact either or both of us any time by visiting the city's website. We welcome your comments, questions and concerns!

River Bend Elementary School

Message from River Bend Elementary Principal, Jaime Otto 8/25/2020:

“I am really sad that students aren't returning in person, but respect the decisions of our Board of Education and administrative team. Teachers and staff have been coming in since August 4th. I asked them to be mindful when parking along the street and encouraged them to use the small parking lot on the other side of our track.

We hosted a school supply pickup for parents on August 19th. Knowing there is no way to logistically pull that off here, I emailed the pastor I work with at King of Kings to see if we could stage a pickup in their parking lot.

I spoke with Facilities about the parking lot. They are planning on putting in landscaping to replace the trees and bushes that were removed. We think they are considering juniper trees, but that is not confirmed. There won't be a fence, but there will be light abatement. They are using LED dimming parking lot fixtures and a night dimming system to darken them at night. The anticipated completion date is September 7th. I am really excited to see the finished product. The plan includes pavers, much like the new crosswalk on River Valley Drive. I feel like this is really going to be a win-win because of functionality and aesthetics.

My husband and I came up and spread some mulch out front. I'm also painting some new cute signs to put in the pollinator garden we planted in the spring.”

Olive & River Valley Intersection

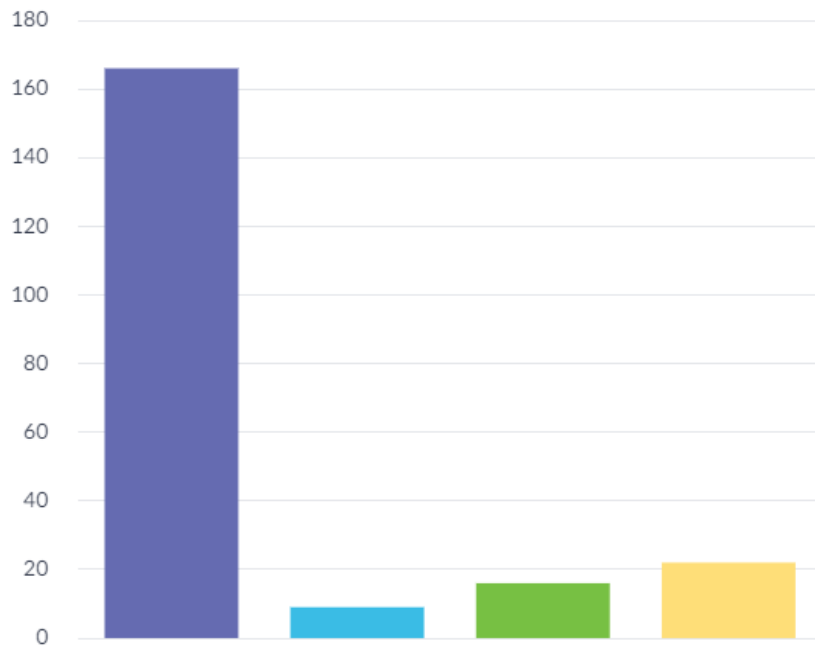
Message from Missouri Department of Transportation
Project Engineer, Ryan Pearcy 8/25/2020:

The project is currently in the *Right of Way* phase. Design is working towards finalizing those plans so they can be certified and approved by our Commission. After approval, we can request an acquisition date so our Right of Way department can start the process of reaching out to the effected parcels where an easement will be needed.

The project was originally scheduled to be awarded in June of 2021. That date has been pushed back to February of 2022 to allow for a more appropriate timeline for Right of Way acquisition. We have had to adjust a few other projects within the area due to the pandemic. Acquisition cases have been difficult to schedule as courts were closed for much of the stay at home order. When they opened back up there were occurrences of a positive COVID case, forcing them to close back down for another 14 days.

RBA Welcome Baskets 2020-21

Survey Results



Choice	Total
● This sets our neighborhood apart from others - please continue delivering them	166
● I do not see value in welcome baskets for new neighbors	9
● We were supposed to receive a welcome basket?	16
● Other (please explain in comments section)	22

RBA Welcome Baskets 2020-21

Survey Action Items

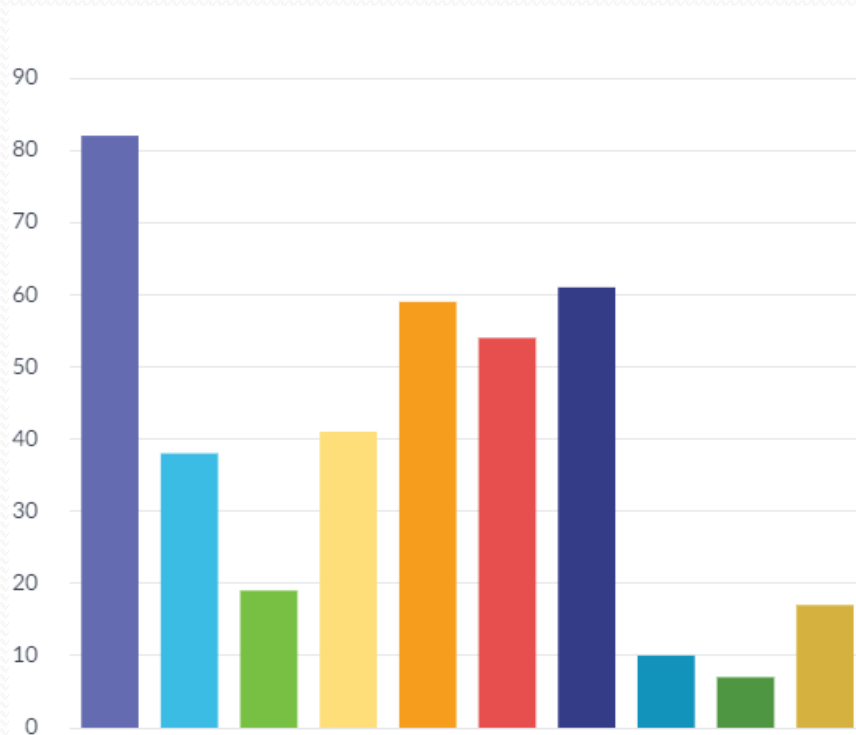
- Develop a simple, yet informative brochure for new residents, with neighborhood contacts and traditions
- Consider creating a program where immediate neighbors deliver instead of committee

Next Steps

- Submit cost estimates to RBA treasurer by November 2020
- Add neighbor basket delivery to September director's meeting agenda

RBA Legacy Activities 2020-21

Survey Results



Choice	Total
I am (or I normally would be) a member of the RBCC (pool)	82
My block or cul-de-sac gets together on our own sometimes	38
Keep, re-vamp or restore bridge club (card game)	19
Keep re-vamp or restore book club	41
Keep, re-vamp or restore neighborhood home tours/open houses	59
Keep, re-vamp or restore progressive dinners / wine & cheese mixers	54
Keep, re-vamp or restore family halloween event / hayrack ride	61
Keep, re-vamp or restore weekend drag races on Ridgetrail	10
Drive (just kidding... seriously though, please slow down for everybody's safety)	7

I am interested in hosting or organizing one or more of these events! 7

Other (please explain in the comments section) 17

RBA Legacy Activities 2020-21

Top Survey Responses

- 42% of those surveyed are (or in a non pandemic year are) members of the RBCC
- Many respondents would like to restore the Hayride event, Dinner Club and Home Tours
- 21% of respondents would like to revamp the book club

Next Steps

- Contact those interested in hosting or organizing
- Communicate efforts to membership about restoring clubs
- Ask Book Club members to consider reorganizing

RBA New Activities 2020-21

Survey Results



RBA New Activities 2020-21

Top Survey Responses

- 103 people are interested in restoring the neighborhood-wide garage sale/flea market
- 21% of respondents would like to see a neighborhood art festival
- 39 survey participants want to have events for those ages 30-45

Next Steps

- Contact those interested in hosting or organizing
- Assist the organizers and residents with communication

More Survey Results

Of those participating in the survey, 93.4% (183) were members of the RBA and 6.6% (13) were not.

At least one minor **58**

At least one dog **80**

Native to the

St. Louis area **95**

We/I grew up in River Bend

Estates and returned as

adult(s) **9**

We/I have lived in more than

one house in River Bend

Estates **20**

HOH age 24 or younger **0**

HOH age 25-34 **3.1%**

HOH age 35-44 **19.4%**

HOH age 45-54 **15.7%**

HOH age 55-64 **27.2%**

HOH age 65 or older **34.6%**

*HOH = head of household

Closing

In summary, we thank you again for your continued input and support of our neighborhood community.

The minimal cost of \$12 includes your directory, delivering baskets to welcome new neighbors, maintaining a website for all our entities, watching local government and developments for issues that may effect River Bend, and bringing us together with events like the luminaries, fourth of July parade, flags on Memorial Day, Labor Day and Veteran's Day. To make this all successful, **we need YOU.**

If you are interested in seeing what a director's meeting is like, we only meet once a month for an hour and would love to have you join us! E-mail us at RIVERBENDASSOCIATION@GMAIL.COM for more information!

www.riverbendstates.org

