



**PARKVIEW**  
EST. 1905

# RESIDENTS' HANDBOOK

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## *Our Neighborhood*

Turning into Parkview from Skinker Boulevard one immediately understands that this is a special neighborhood. Shade trees line the gently curved streets. Earth-toned brick houses, of similar size but with varied design, are presented in an orderly manner that gives the neighborhood an aura of dignity, and lawns blend with landscaped parks to unify the whole. On foot you can admire how each porch is a little different and how the details vary. Traffic noise recedes, and you recognize why Parkview has the reputation of an “urban oasis.”

This is our neighborhood. We own it -- the streets, parks, gates, walks, street trees. And we maintain it: we volunteer and work together to ensure its future. Parkview couldn't exist without the homeowners who dedicate their time to preserving and caring for Parkview.

We can be proud that not one house in Parkview has been lost. We are 255 houses on 70 acres of land, well located on the edge of St. Louis City. About one-third of Parkview is on City land, extending from Skinker Boulevard to Limits Walk, while the other two-thirds are located in University City (St. Louis County). This political division results in separate police, fire, refuse, home inspection, and permit procedures as well as differing legal implications for both sections of the neighborhood. For example, you may park your car on either side of a street, facing with or against the traffic, in the City of St. Louis, but in University City your car will be ticketed if parked facing against traffic flow. Also, Parkview is served by two different water sources, one for the City of St. Louis and the other for St. Louis County (the City of St. Louis is its own county).

In addition, Parkview has its own set of rules and regulations spelled out in our 1905 Indenture and subsequent Supplements. Moreover, homeowners are bound by all the regulations and laws specific to the city and Historic District in which they live.

We are also stewards of a nationally recognized Historic Neighborhood. In 1987 Parkview was honored to be listed on the National Register of Historic Places qualifying in three categories: community planning, architecture, and landscape architecture.

Both the City of St. Louis and University City have “Historic Preservation Commissions” that oversee and regulate our neighborhood. Parkview houses are in either the “Skinker-DeBaliviere-Catlin-Tract-Parkview Historic District” (1978), or the “Parkview Historic District” (1992). The purpose of these commissions is to identify and preserve properties that represent cultural and architectural history by establishing regulations that preserve integrity and ambience. These regulations can be found in the municipal Zoning Codes and are reprinted on our website for your convenience.

By using this handbook in conjunction with our website [ParkviewNeighborhood.org](http://ParkviewNeighborhood.org), you have access to all of Parkview’s legal documents. Both the website and the “Parkview Newsletter” contain information about how to contact the Parkview Agents. If you are a new resident, you also will be given a welcome packet with parking stickers for each car and information about our surroundings.

## **Indenture & Supplemental Agreements**

Parkview was established in 1905 as a residential subdivision under a Trust Indenture. Certain restrictions and regulations were incorporated including elected trustees (now Agents) to implement and enforce the Trust. These regulations and restrictions help protect property values and ensure the maintenance of our parks, streets, alleys and walkways for the use and enjoyment by all residents. Under the Indenture, each property’s title deed contains a clause making it subject to Parkview’s restrictions and regulations.

**Parkview’s 1905 Trust Indenture**, as interpreted over the years by the Agents, establishes the following directives for the design, use and maintenance of Parkview properties and common areas:

- Not more than one residence may be erected on any lot.
- Not more than one family may occupy any residence.
- No apartment in, and no portion of, any house may be rented, including carriage houses.
- The entire house and lot may be rented, but only as a one-family residence.

- No boarder or roomer may be taken into any residence, carriage house or garage, whether a student or otherwise.
- No home may be used directly or indirectly for business. Today, Parkview interprets the Indentures to prohibit short-term rentals or exchanges (*AirBnB-type*); using the property solely as a rental property; using the property as a retail establishment; or running a business that employs non-family members who work from or park at the property. Residents are welcome to have a home office for personal use within their residence.
- No part of any building, except open porches, may extend beyond the building line, and no such open porch may extend more than 10 feet in front of the building line (the building line is shown on the 1905 plat and may also be reflected on your homeowner's survey).
- No building or obstruction of any kind, except a fence, may be built within 5 feet of the side lines of any lot.
- No fence or wall (other than a low retaining wall) is permitted in front of the building line. Nor should any hedge enclose the front yard since open front lawns are a fundamental feature of our subdivision's landscape plan.

**The 1966 “Supplemental Agreement”** was created primarily to outline the transition from governance by Trustees to governance by a Board of Agents after the last of the original Trustees died in 1966. This document gives the current Agents authority to collect assessments, enact rules and regulations for the protection of Parkview, as well as to maintain and improve Parkview. Further, it assigns to the Agents the duty to ensure the maintenance of Parkview, and take legal action against residents who violate the Indentures (it also specifies that violators must pay Parkview's legal fees).

ALL RESIDENTS are urged to read through these documents to be fully aware of the rules and regulations governing their property deed.

## **Yearly Homeowner Assessments & Budget**

Parkview is a private neighborhood and annual assessments are the only source of funds available to allow the Agents to operate and maintain the neighborhood at the high standards that make Parkview special. Failure of individual homeowners to meet this financial obligation promptly makes it difficult for the Agents to fulfill their duties. As provided in the Indenture and Supplement, the Agents may employ financial (historically 9% interest/year) and legal remedies to collect unpaid assessments when necessary. In addition to the annual assessment, the Agents are authorized to seek special assessments for extraordinary expenses, subject to approval by lot owners.

The Agents maintain an annual operating budget as well as a 5-year master plan budget. The annual budget contains the projected operating and maintenance activity needed annually for our neighborhood. The master plan contains larger repair and improvement projects that are more intermittent in nature. A copy of the annual and master plan budgets are found on the Parkview website on the [RESIDENT LOGIN](#) page in the minutes from Agent meetings.

## **Building Permits & Agent/City Review Process**

In addition to the Parkview Indenture's restrictions on new construction relating to setbacks and materials, the City of St. Louis and University City also have building permit requirements as well as historic preservation building-codes. These ordinances may be found on each City's website. As provided in these ordinances and Parkview's rules, lot owners must submit for approval by the Agents:

1. Any proposed alteration, repair, or addition visible from the street
2. Any new or replacement fences
3. Any proposed new or replacement pools.

Agent's approval (see also pgs. 22-24) should be obtained prior to submitting documents for a building permit from their city. If in doubt, contact on the Agents on the Infrastructure & Building Review Committee.

## Elected Board of Agents

Parkview's Board of Agents is completely voluntary and consists of 12 members who are elected by the lot owners. This election is held on the third Monday of May at the Annual Parkview Meeting. By staggering the terms, only four new agents are elected each year for a term of three years. No person shall serve for more than two consecutive terms. Agents must be lot owners, currently reside in Parkview, and have paid all levied assessments. Each year the Parkview Board of Agents elects four officers for a one-year term: President, Vice-President, Treasurer, and Secretary.

The Board of Agents typically meets monthly. Residents are welcome at these meetings with the exception of any portion of a meeting which may involve personal privacy issues. Because meetings are held in homes, the courtesy of a notice regarding intent to attend is requested to assure available space. Minutes of all meetings are posted on the [RESIDENT LOGIN](#) section of our website (Password: 1905oasis).

The current Areas of Responsibility for the Parkview Board of Agents are:

- Communications & Website
- Community Building
- Finance
- Infrastructure & Building Review
- Legal
- Security & Gates
- Trees
- Parks & Gardens

See [ParkviewNeighborhood.org/new-residents](http://ParkviewNeighborhood.org/new-residents)  
for Indentures, occupancy restrictions,  
remodeling approvals, etc.

## *Living in Parkview*

Parkview is a private neighborhood and a real community. Together we own and take care of all of it. Neighbors volunteer to help maintain Parkview's parks, walkways, alleys, to set up events, and also to serve as Agents. We take security seriously and help our neighbors in need.

### **Safety & Security**

Keeping Parkview a safe neighborhood is a top priority. Agents work closely with area police, encouraging them to patrol the neighborhood. In addition, Parkview hires a private, licensed and bonded security service to patrol the neighborhood on a random schedule for approximately 100 hours per month.

That said, incidences of theft and vandalism happen periodically. It is very important that all residents work together to report any crime or suspicious activity to the police and take precautions to safeguard their property and vehicles.

If you are the victim of a crime (even if only car-rifling), or if you hear or see suspicious activity, call 911. Please also report your incident to the Agents or call the Agent in charge of security listed on the website. With your cooperation, we can then alert all Parkview residents of the incident or suspicious activity as appropriate.

For non-emergencies contact:

- St. Louis City Police (314-231-1212) or
- University City Police (314-725-2211), and
- Email [Agents@ParkviewNeighborhood.org](mailto:Agents@ParkviewNeighborhood.org).

### **TIPS TO PREVENT CRIME:**

- Front porch lights should be left on from dusk to dawn -- it's a Parkview tradition!
- Lighting deters crime: Consider low-level or power-up motion-detection lighting for the rear of your home and



garage. Install solar-powered motion-detector lighting along back alley fences.

- Report ANY undesirable or suspicious activity to the local police by calling 911. Both the University City and St. Louis Police consider it their job to investigate suspicious activity and determine if there is a problem. Don't hesitate to call because you "Aren't sure!"
- Place the street name along with your house number on your alley garage or back fence.
- Keep doors locked at all times even if you are home. Also, if you are working outdoors in the front or back yard, be sure to secure the other areas. Lock gates and garages. If you want to leave a window open slightly on a beautiful spring night, consider installing sash locks which restrict access.
- Do not leave yard equipment, bikes, etc. unattended. Lock them up when not in use. Many leaf blowers, trimmers, lawn mowers, and bikes have been stolen off porches and from yards.
- Lock vehicles and remove all visible personal items from the vehicle while it is parked.
- Use alarms on cars and homes.
- Leaving on vacation? Notify neighbors so they can watch for unusual activity. Put inside lights on timers. Arrange to have newspapers and mail picked up. U City police will also do extra surveillance if you notify them of your travel dates.

## **Alleys & Homeowner Responsibilities**

Residents living on Parkview's inner streets own the alleys behind their homes (note: the unpaved alley behind Westgate is owned by Parkview, and the alley north of Washington Ave was deeded to University City and St. Louis City).

While homeowners may never fence-in or encroach upon the alley right-of-way without written Agent permission, it is the homeowner's responsibility to provide routine alley maintenance (which includes removing vegetation and dirt from the bricks and cleaning-up any refuse) on their half of the alley.

Each year, usually in the spring, the Agents sponsor an “Alley Cleanup” event. Agents provide tools, some assistance and snacks and beverages.

#### **DUMPSTER ETIQUETTE:**

- Please place trash, recycling and yard waste completely inside dumpsters.
- If the dumpster is full, try the next dumpster. Refuse is NEVER to be left adjacent to the dumpster.
- Flatten cardboard boxes before placing in recycling.
- Contractors should NOT use our dumpsters for construction debris as this is a violation of City ordinances.

**ALLEY PAVERS:** Alleys are paved with the original hydraulic pressed bricks. If paving bricks must be taken up for trenching or repairs, they must be re-laid. Replacing bricks with concrete or asphalt is not acceptable. An Agent should be notified if you observe utility contractors tearing up an alley. The alley surface must be replaced just as it was prior to any work.

**POOL DRAINAGE:** Please do not drain pools into the alley. Chemical-pool water saturates the ground beneath the pavers and causes severe rutting when heavy vehicles drive the alleys. Drainage hoses should be placed directly into a storm sewer.

#### **Gates**

There are three gated entrances in Parkview: an automobile gate and two pedestrian gates. Parkview residents may purchase remote openers (clickers) to the Center Avenue mechanized gate. Also, at least once per year, Agents and the gate company will be on-site to program cars with built-in openers. Please contact the Agent in charge of Gates & Security for more information.

Pedestrian gates at Westgate and Limits Walk open to the “Loop” on Delmar Blvd. Each of these gates requires a code. Consult the [RESIDENT LOGIN](#) page for the most current gate codes.

## Parking on Parkview Streets

Parking in Parkview is restricted to residents and their invited guests. No public parking is permitted in Parkview. To ensure that all cars parked on our streets belong to residents, stickers are provided. The stickers should be placed in the lower right corner of your windshield. Residents should not provide parking stickers to friends or family members who are not Parkview residents.

Note that it is customary that the curb space in front of a Parkview house is reserved for the homeowners and their guests. Therefore, please ask your guests and contractors to not infringe on your neighbor's curb space, unless it is for a very short time. Curb space surrounding the parks offers alternative parking.

Students and Loop employees often seek “free parking” in our neighborhood, especially at the start of each semester. Because it can be difficult to determine if the vehicle belongs to a Parkview resident or their guests, we advise taking a few simple steps:

- First, check with your neighbors about the vehicle.
- Go to [Important Info \(A to Z\)](#) and print off “Notice for Illegally Parked Cars” from the Parking section, and place it on the windshield. You might include your phone number so neighbors can call if the vehicle is theirs.
- If a vehicle appears abandoned, damaged or without license plates, report it to the appropriate police: StLCity Police (314-231-1212) or UCity Police (314-725-2211).
- If a vehicle has Washington University identification, call the university at 314-935-5514 and ask them to inform the car's driver that the car is parked illegally.
- If the vehicle continues to park in Parkview, you can place a 2nd notice, take a photo of the car/plates and send to the Agents at [Agents@ParkviewNeighborhood.org](mailto:Agents@ParkviewNeighborhood.org) so we can issue further warnings and have the car towed.

*Email [Agents@ParkviewNeighborhood.org](mailto:Agents@ParkviewNeighborhood.org) to obtain stickers. See [ParkviewNeighborhood.org/info for A to Z](http://ParkviewNeighborhood.org/info_for_A_to_Z) useful topics (including Parking Notices)*

## **Streets, Sidewalks, & Streetlights**

Parkview streets and curbs, sidewalks, streetlights, street trees and our historic “Limits Walk” are owned by the neighborhood. While Parkview pays for repairs and repaving from the annual assessments, homeowners are expected to rake, sweep, shovel snow, etc. from areas around their homes, including the streets and storm sewer drains.

**STREET PAVING:** Parkview periodically pays for our street resurfacing from the general assessment. Notify Agents of any dangerous conditions.

**YEARLY CLOSURES:** At the discretion of the Agents entrances to Parkview occasionally are closed for short periods of time, often coinciding with holidays or events. Residents will be given prior notice.

**SPEED LIMITS:** For everyone's safety and protection, the posted speed limit in Parkview is 15 mph. Stop signs are posted at crosswalks and intersections. Please obey the speed limit and come to a full stop at all stop signs.

**LIMITS WALK:** This historic walkway is owned by Parkview and maintained by volunteer residents and/or contractors hired by the Agents. It extends from Washington Ave (where it opens to the Delmar Loop) to Pershing (where it ends at the Metro Link wall). Limits Walk separates the University City part of Parkview from the St. Louis City part of Parkview.

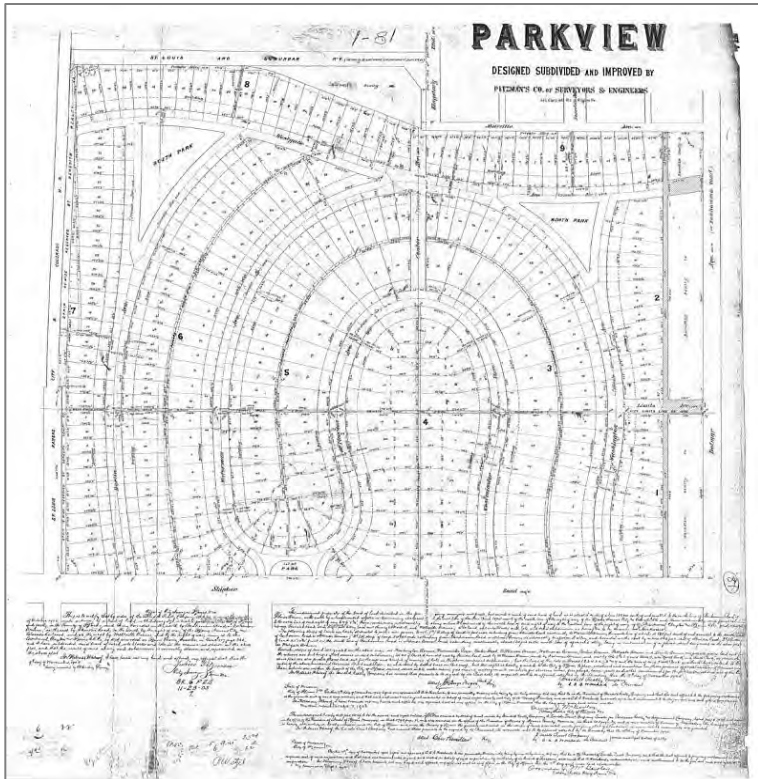
**SIDEWALK & STREET REPAIRS:** If homeowners or their contractors must remove a sidewalk slab on their own, the proper replacement concrete mix must be used to maintain consistency along the Parkview walks and to avoid a repair fee (Parkview uses a special “Parkview Blend” which is made of a unique aggregate -- recipe below -- and topcoat. Note: the typical exposed aggregate used in the surrounding City walks is not compliant).

Concrete mix design for Parkview Subdivision is a 6 Sak, Meramec “C” gravel, Meramec Sand, with air “residential mix” (residential mix means extra sand added to the mix design).

Then use a surface retarder #15 sprayed and power washed the next day.

Contractors are liable for damage to a sidewalk slab(s), and are required to replace the slab(s) with the Parkview mix.

**STREET LIGHTS:** Parkview's streetlights are a community-owned asset and are maintained by the Agents. In 2010, the resident's approved a \$640,000 special assessment to upgrade Parkview's aging, fragile and obsolete street-lighting system. The cast iron poles were preserved, new luminaries (lanterns) were manufactured to replicate the "originals," and an entirely new electrical distribution system was installed. In 2021 and 2022, the light bulbs were replaced with LEDs to provide brighter, more efficient, and better controlled lighting for the neighborhood.



PARKVIEW'S ORIGINAL 1905 PLAT MAP, LISTS THE DIMENSIONS OF EACH PARKVIEW PROPERTY.

## **Tree Lawns, Street Trees & Your Responsibilities**

Parkview's street trees are a community-owned asset. Hundreds of trees had already been planted before any lots were sold. Today, the Agents continue to protect and maintain Parkview's street trees (growing between the sidewalk and street). Therefore, while residents are asked to water the street trees, and maintain the grass in the street tree lawn, the trees themselves are planted/removed exclusively by Agent-employed arborists.

Residents may NOT:

- Plant a tree in Parkview's parks or the tree lawn in front of their home.
- Remove a tree from Parkview's parks or tree lawn.
- Engage in trimming street trees that requires mechanized assistance (lifts, chainsaws, etc.).
- Take any action that could endanger a street tree (girdling, root destruction, paving or any other action that would significantly reduce available water, etc.)

**STORM DAMAGE:** Please report downed tree limbs in the parks or along the streets that require professional removal to the Agents.

**YEARLY TREE TRIMMING & PLANTING:** An annual survey of all Parkview trees occurs each fall. At this time, trees are identified for trimming, treatment or removal. If you become aware of a dangerous or detached limb requiring immediate attention, or believe a tree is diseased, please contact the Agents.

Parkview generally plants 8-10 trees per year. Arborists advise the Agents about appropriate species and placement for every tree planted. Street trees are selected from native species that are known as sturdy "canopy trees," with strong columnar trunks and a high branching pattern leaving our streets and sidewalks shaded and unobstructed. In the parks, canopy trees continue to line the streets and are joined with under-story and ornamental trees, such as our native dogwood and redbud.

Today, the Parkview arbor consists of about 700 trees, with 500+ street trees and nearly 200 trees in our parks.

## **Parks & Gardens**

Parkview has three neighborhood-owned parks: Pershing Park, Washington Park and Rothschild Park. Landscaped with trees, shrubs and gardens, they are designed for residents of all ages to enjoy. Benches, paths and lawns provide spaces for quiet meditation, a leisurely stroll, picnics, and children's play.

In 2020, with guidance from the Audubon Society, Parkview adopted “sustainability” as a goal, investing in native plantings and eliminating invasive shrubs and ground cover. The basic precepts are:

*Reduce pesticide use, conserve water, and remove invasive exotic plants, plant native species, support birds and other wildlife.*

Our “Pollinator Garden,” in Pershing Park has been developed to attract butterflies, bees and birds. In Washington Park, we have a “Woodland Garden” to showcase shade-tolerant species. And, our formal entrance monuments along Skinker are accented by plantings in Rothschild Park. The detailed site report prepared for us by Audubon (Bring Conservation Home) is available on our web site.

Agents maintain all aspects of these parks in addition to the lawn adjacent to Skinker Boulevard and the neighborhood-owned former alley running behind Westgate properties.

**PARK RULES:** As with all public gardens and private landscaped areas, we strive to limit human impact. So please take out all you bring in. And, let's help Parkview's children take care of our living greenery: Encourage them to “Leave No Trace,” and play in a way that leaves trees, shrubs and garden beds undamaged. The paths give us all the opportunity to closely view butterflies, bees and flowers.

**FIRE SAFETY:** To safeguard our turf from burn marks, fire pits must be covered and elevated or set on heat-proof mats to protect the grass. On windy or particularly dry days, fires should not be used.

**SCHEDULING PRIVATE EVENTS:** Residents are welcome to reserve a park for a private event. Birthday parties and catered wedding receptions have been hosted. Please coordinate your event

with the Agents in charge of “Parks & Gardens” and “Community Building” before planning.

## **Dogs & Parkview’s Rules**

We love dogs in Parkview ... cats and other furry friends, too! That said, Parkview leash law rules are the same as both the St. Louis City (Ordinance 66384) and University City (Ordinance §6.08.210.380) leash laws. For everyone’s safety, these guidelines must be followed:

- Dogs are required to be on held on leashes at all times whether walking with owners on sidewalks, alleys or in any Parkview park (City ordinances).
- Residents are urged to report loose animals to City authorities.
- Owners are required to pick up after their dog. There are no waste receptacles in the parks, so please take responsibility for your dog’s waste and dispose of it properly in your dumpster.
- Please do not allow dogs to bark outside for extended periods.

## **Century Homes Program:**

The Historical Society of University City sells plaques to homeowners in designated historic districts to acknowledge that their home is over 100 years old. Residents of University City can apply by visiting: [www.ucityhistory.org/century-homes.html](http://www.ucityhistory.org/century-homes.html)

*Only residents may host private events in Parkview Parks. Please email [Agents@ParkviewNeighborhood.org](mailto:Agents@ParkviewNeighborhood.org) to reserve.*



# *Communications & Community*

## **How to Register for Parkview's Emails, Directory**

*Let Us Know You're Here!* If you're new to Parkview, or have a new email address, email [Agents@ParkviewNeighborhood.org](mailto:Agents@ParkviewNeighborhood.org) so we can 1) add your contact information to our Agent's email list, 2) add your address/phone number to the neighborhood phone directory and 3) be sure you receive a welcome packet with parking stickers, etc.

Agents notify residents via email of street cleanings, crimes, activities in our parks etc. Email addresses are not shared. [ParkviewNeighborhood.org](mailto:ParkviewNeighborhood.org) email is reserved only for neighborhood matters.

## **Parkview Website/Newsletter/Communications**

WEBSITE: [ParkviewNeighborhood.org](http://ParkviewNeighborhood.org) is our official website. Here, you'll find Indentures, history, construction guidelines, and Info A-to-Z. Our [RESIDENT LOGIN](#) area is password protected. It contains copies of Agents' meeting minutes, budgets, resident directory and a list of Agents with phone numbers.

Password: 1905oasis

PARKVIEW NEWSLETTER: Emailed to residents monthly, the newsletter is published by a volunteer group of Parkview residents. It typically includes news of former and current residents, and information about Parkview clubs and neighborhood events. It also addresses current Parkview issues. Email the Agents to be added to the list.

RESIDENT DIRECTORY: A resident directory, organized by both name and address, is updated semi-annually. It is emailed to residents with the newsletter and is available in the [RESIDENT LOGIN](#) section of our website.

FACEBOOK: Parkview has its own Facebook page. To join, search [Parkview Neighborhood in University City and the City of St. Louis](#) and fully complete the form. Be sure to answer all questions.

Please keep posts polite and neighborly. Grievances are best handled by sending the Agents an email. A list of Parkview events is pinned at the top of the neighborhood Facebook page. Note: Facebook is not an official means of communication to the residents from the Agents.

## **Events & Clubs**

Parkview hosts neighborhood events throughout the year. These events are designed to bring our community together. In the past, we have held concerts, a spring egg hunt, summer BBQ and outdoor movies, chili cook-off, hayrides, and holiday carriage rides. Events are planned under the auspices of the Agent in charge of Community Building. Volunteers are always needed.

Parkview's clubs welcome all. Check the newsletter for contact information:

**BOOK CLUB** meets on the fourth Tuesday each month. Discussions last 90 minutes, and include snacks and refreshments. It is a lovely way to enjoy a book and meet with our wonderful neighbors!

**FILM SOCIETY** gathers on the second Tuesday of each month to discuss a film selected by the group (from current hits to art house films to documentaries). Conversations are animated and thoughtful.

**PARKVIEW HORTICULTURAL SOCIETY:** Garden aficionados meet monthly, September to May at 7:00 pm on the third Wednesday to socialize and enjoy expert speakers on horticultural topics. Voluntary dues of \$50/year underwrite speaker's fees. All residents are welcome. Past events include garden tours and plant sharing.

**WHISKY ROUNDTABLE:** Participants gather to learn about and enjoy whiskeys. The group meets irregularly with whiskey type(s) and conversation topic(s) set for each gathering.

## Skinker DeBaliviere Community Council (SDCC)

The City section of Parkview is part of the Skinker DeBaliviere Historic District (bound by DeBaliviere Blvd. on the east, and Parkview's Limits Walk on the west). The SDCC works with City of St. Louis, neighbors and Aldermen to identify, assess, and resolve immediate concerns. Parkview has two representatives on the Council. Its Board meets the second Monday of each month at 7:00 p.m. at the council office located at 6008 Kingsbury. All Council meetings are public and residents are welcome.


12<sup>th</sup> SUNDAY

REAL ESTATE FOR SALE    REAL ESTATE FOR SALE    REAL ESTATE FOR SALE

# PARKVIEW

AN IDEAL PLACE FOR A HOME.

See Location



See Surroundings

Located as Parkview is, adjacent to Washington University and within a short distance of Forest Park, it affords an unsurpassed residence district. No flats or stores can be erected, and the social surroundings will always be the best. In addition, Parkview property will be benefited by the hundreds of thousands of dollars which will be spent in beautifying Forest Park and the grounds of Washington University.

Three car lines—the Olive, Delmar and Suburban systems—pass in close proximity to the property.

Look at the ground. View the surroundings. Consider the advantages. Think of the likelihood of appreciation in value. Learn and weigh all the facts in the case. Then you will build a home in

## PARKVIEW

Select your lot today, you will never regret it.  
There is but one Forest Park.  
There is but one Washington University.  
There is but one fully improved restricted residence subdivision with such a location.  
Salesmen on the grounds.

**McCORMICK-KILGEN-RULE**  
**REAL ESTATE CO.**  
**204 CENTURY BUILDING**

1906 - AD IN ST. LOUIS POST-DISPATCH. THE NEW PRIVATE NEIGHBORHOOD OF PARKVIEW WAS WIDELY PROMOTED AS “AN IDEAL PLACE FOR A HOME.”

## *City Services & Utilities*

Note that days and requirements differ for most services provided by St. Louis City and University City.

To report uncollected trash, rusted dumpsters or other problems, please contact your City directly -- do not let the trash pile up (your volunteer Agents do not have the time to take on this responsibility).

Please observe rules posted on dumpsters and observe dumpster etiquette -- do not overfill or dump hazardous materials. If a dumpster is full, NEVER place refuse adjacent to the dumpster. Note that in both cities, it is illegal for contractors to use alley dumpsters. Homeowners having work done can rent a dumpster from their city or from a local hauling firm.

### **Trash Collection & Bulk Trash Pick-up**

#### TRASH COLLECTION:

*UCity* pickup is usually Tuesdays and Fridays. Call 314-505-8560.

*StLCity* schedule varies. Call the Citizen's Service Bureau to report problems or overflowing trash bins.

#### BULK TRASH PICK-UP:

*UCity* schedules two bulky item pick-ups per year: one in spring and one in fall. Check [UCityMo.org](http://UCityMo.org) for specific information. The bulky pick-up dates are also listed in the printed UCity calendar.

*StLCity* residents have a monthly bulky item pick-up, scheduled for the first week of every month. Please DO NOT put items out in advance, as they attract vermin. If the City fails to collect, contact the Citizen's Service Bureau. Do not put bulky items in the alley hoping someone will pick them up.

*StLCity Residents: Please report uncollected trash or recycling immediately to Citizens' Service Bureau  
314-622-4800 or at [www.stlouis-mo.gov/csb](http://www.stlouis-mo.gov/csb)*

## RECYCLING:

*UCity* residents have a separate roll-cart for recyclable items. The roll-carts are placed by the curb for Monday morning pick-up. Consult: [ucitymo.org/691/Recycling](http://ucitymo.org/691/Recycling) for more information.

*StLCity* residents have separate (blue alley) dumpsters for recyclable items. Please flatten boxes and rinse containers. More information [stlcityrecycles.com/recycle-with-us/how-it-works/city-dumpsters](http://stlcityrecycles.com/recycle-with-us/how-it-works/city-dumpsters)

## YARD WASTE:

*UCity* residents dispose of their yard waste in yard waste bags with University City stickers. Both the bags and stickers can be purchased at City Hall on Delmar and at many local grocery stores. Yard waste is placed at the curb for weekly pickup on Mondays. Consult UCity's [website](#) for more information.

*StLCity* residents have separate (green) dumpsters for yard waste. These are typically emptied weekly during the spring / summer / fall seasons. Again, if they fail to collect, call the Citizen's Service Bureau.

## LEAF COLLECTION:

*UCity* mails a calendar to its residents that includes scheduled curbside leaf collection dates. There are usually two leaf collections in the fall and one in the spring. See [UCityMo.org](http://UCityMo.org) for specific information.

*StLCity* does not provide curbside leaf pick-up. At least twice per year the Agents arrange for leaf vacuuming for St. Louis City residents. Residents are encouraged to watch their communications from Agents for instructions on when it is appropriate to rake leaves to the street curb.

## **Snow Removal**

As a private subdivision, Parkview is not plowed by either city. Parkview hires a private contractor to plow the streets (not the alleys) when the snow exceeds approximately 6-8 inches. We avoid salt or other chemicals whenever possible. Generally, the streets are

only plowed once, after the snowfall has stopped. Residents are responsible for shoveling the sidewalks in front of their homes, and the areas around their cars.

## **Water Companies**

Parkview's founders deeded our water mains to St. Louis City and St. Louis County. Therefore:

Missouri American Water serves University City. Property owners are responsible for maintenance of the water service line running to their home's water meter, as well as any in-home piping. For information: 866-430-0820.

St. Louis City Water owns the water mains underneath Parkview's St. Louis streets/sidewalks. Property owners own, and are responsible for, the entire connection from the water main to the structure. This includes all parts of that service connection. For information: 314-771-4880.

## **Sewers & Sewer Lateral Repairs**

Property owners are responsible for the entire sewer lateral line, from their home to the Missouri Sewer District (MSD) main line. A sanitary sewer lateral carries waste from your home to the MSD main sewer. MSD does not pay for repairs to your sanitary sewer lateral or the connection. However, both University City and the City of St. Louis have lateral repair programs.

*UCity* offers a Sanitary Sewer Lateral Repair Program (SSLRP) to help homeowners pay for sewer lateral repairs. The program is limited to available funds. Only expenses approved by University City are covered under this program, which covers the first \$2,500 of expenses specifically related to the approved repair, including excavation, repair of the sanitary sewer lateral, back-filling, pavement and seeding. UCity also has a program with an outside insurer that home owners may purchase.

Owners are responsible for damaged or blocked pipes located inside/under their home as well as restoration of landscaping. Contact 314-505-8560 or visit [ucitymo.org/109/Sanitary-Sewer-Lateral-Repair-Program](http://ucitymo.org/109/Sanitary-Sewer-Lateral-Repair-Program)).

**StLCity** Sewer Lateral Repair Program (SLRP) assists homeowners with the cost of repairs under the public right of way section of the sewer line. All owners of residential property pay a \$28 fee on their real estate property taxes. These funds are used to repair broken sewer lateral lines running under the public right of way. The goal of the SLRP is to repair severe damage that is causing cave-ins under streets.

Property owners are responsible for breaks in the portion of the lateral line that runs under their property and clearing any clogs/tree roots along any portion of the lateral line. If back taxes are owed, those taxes must first be paid before the property will be eligible for the SLRP: [stlouis-mo.gov/government/departments/street/street-division/sewer-lateral-repair-program.cfm](http://stlouis-mo.gov/government/departments/street/street-division/sewer-lateral-repair-program.cfm)

## **Gas Service**

Spire owns the line and meter up to the resident's home. If you suspect a natural gas leak, outage or other natural gas emergency, leave the area immediately and then call Spire (800-887-4173) or 911. For service, contact Spire at [spireenergy.com/customer-service](http://spireenergy.com/customer-service).

*Note: Agents have compiled the previous information on utility connections to the best of their ability at the time of publishing, but cannot be responsible for accuracy. Residents should check with the appropriate company or utility to verify any coverages prior to planning repairs.*

## *Renovations & Construction*

Both University City and the City of St. Louis have guidelines for the renovation of historic property. Residents should check: [parkviewneighborhood.org/building-codes](http://parkviewneighborhood.org/building-codes) and also contact their city to check on specific codes for St. Louis City and required permits.

The best action to take when you are considering any kind of renovation, including new construction, landscape or significant maintenance projects, is to consult the Agents. An Agent on the “Infrastructure & Building Review” committee will answer any questions you might have.

In general, any fence, any pool or any construction project that will be visible from the street or will be situated within 10 feet of a property line will require the approval of two Agents who are members of the Infrastructure & Building Review committee.

### **Interior Property Renovations**

Building permits are required for most major interior renovations such as room additions, kitchen/bathroom renovations, cutting away of walls, removal of structural beams, cutting of load bearing walls, change or removal of any means of egress, installation of drop ceilings and new walls. Residents should check with their city for more detailed information.

### **Exterior Construction & Renovations**

As a historic neighborhood, Parkview has certain restrictions on new construction and renovations relating to setback, materials, etc. Parkview is also governed by historic district ordinances of both St. Louis and University City. Construction plans showing property lines and easements must be provided and must meet historic district guidelines.

St. Louis and University City will not issue building permits unless submission drawings have been approved by the Agents.



The following examples may help as residents consider exterior projects, but if in doubt, contact an Agent or visit the Parkview Neighborhood website.

- Decks, patios, and garages require building permits, however if not visible from the street, Agent approval is not required. Any proposed new construction within 10 feet of a property line, whether visible from the street or not, should be reviewed by the Agents to ensure compliance with existing easements.
- The front face of the house may not be changed without the approval of Parkview Agents and City historic review. This includes front porches and windows.
- Unpainted masonry may not be painted. Painted masonry may be repainted using historically appropriate colors.
- No satellite dishes, solar panels or antennae may be mounted on the front face of the house or roof. Solar panels should not be visible from the street.

## **Fences**

Permits are required for all fences (new or replacement of sections greater than 10 feet) in both University City and St. Louis. Two Parkview Agents from the “Infrastructure & Building Review” committee must sign off before a permit can be issued. Residents need to provide a copy of the lot survey with proposed fence location. Allow at least a week for approval. Listed below are three guidelines that may help as residents plan to install new fences or replace existing ones.

- No fence, wall, or hedge may be erected in front of the building line. Earth-retaining walls located in front of building lines shall be faced in brick or stone and not exceed two (2) feet high.
- No side fences or walls may be erected in front of the edge of the house (Side fences are discouraged between houses because they can make it difficult to tuck-point, paint trim, wash windows, etc.). When prominently visible from the street, fences should be of wood, stone, brick, brick faced

concrete, ornamental iron, or dark painted chain link. Side fences shall be limited to six (6) feet high.

- Residents should use their lot survey to ensure any new fence is located on their property and does not extend onto an alley or walkway delineated on the Parkview Plat. Parkview Indentures consider these “forever easements” for use by all Parkview residents.

## **Driveways**

- Maintenance of driveways, including the curb-cut and the apron (curb to sidewalk), are the homeowner’s responsibility.
- The driveway width and materials must be consistent with historic preservation guidelines.
- The sidewalk “passing through” the driveway is owned by Parkview.
- Any modification of the curb-cut requires Agent approval.
- If the Parkview-owned sidewalk is replaced, it must comply with the Parkview standard concrete mix and finish.

## **Construction Etiquette: Noise, Dumpsters, Pods, Toilets**

Remember to talk to all neighbors before renovation starts to address their concerns. Ensure your contractors park only in front of your house and that they properly dispose of trash, etc.

**CITY NOISE ORDINANCES APPLY:** Construction may NOT start before 8:00 AM during the week and 9:00 AM on the weekends.

**DUMPSTERS:** Should be removed at the earliest possible opportunity during construction, but no longer than 60-days (City ordinance) without prior Agent approval.

**PORTABLE TOILETS:** If used during construction, must be placed in backyard of the property and NOT be visible from the street.

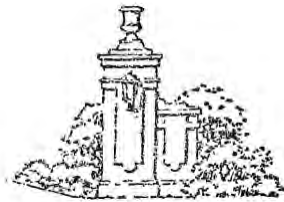
**PODS.** There is a two-week limit for PODS and other storage containers that sit in front of a house.

## *Useful Information*

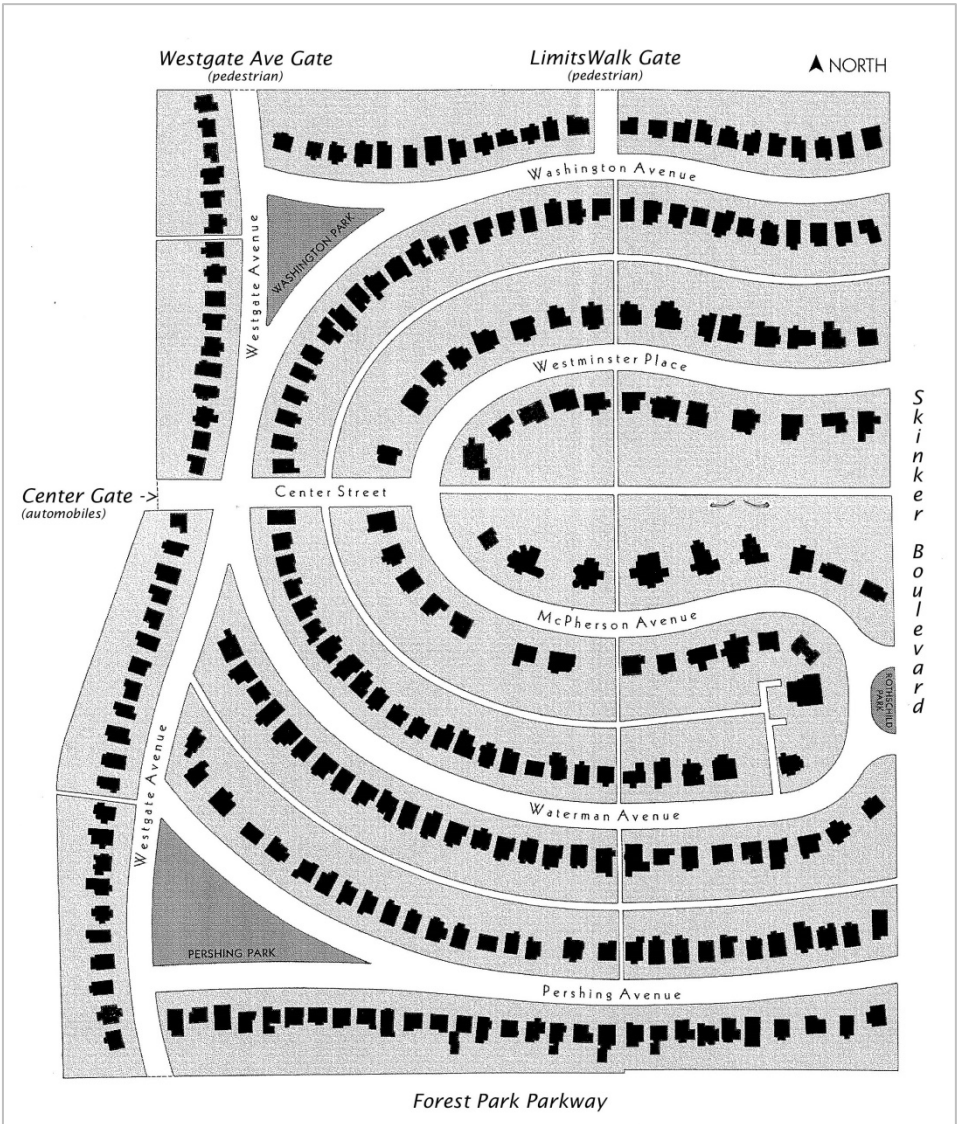
- Website: [ParkviewNeighborhood.org](http://ParkviewNeighborhood.org)  
(Resident Login: 1905oasis)
- Email: [Agents@ParkviewNeighborhood.org](mailto:Agents@ParkviewNeighborhood.org)  
[Treasurer@ParkviewNeighborhood.org](mailto:Treasurer@ParkviewNeighborhood.org)
- Facebook: Parkview Neighborhood in University City and  
St. Louis City
- NextDoor: Skinker DeBaliviere, St. Louis, MO

### Non-Emergency Numbers

- St. Louis City Police (314-231-1212)  
University City Police (314-725-2211)



# PARKVIEW



Parkview Agents 2022  
*ParkviewNeighborhood.org*  
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