



Minutes of Tower Grove Heights Neighborhood Association Meeting – October 23, 2018

Convened: 7:15 p.m. Adjourned: 8:20 p.m. 28 attendees

Meeting chaired by TGHNA President, Vicky Dean (president@towergroveheights.com)

- **Opening of meeting and welcome**

- **Newcomer recognition**

- *Welcome to the new residents on 3800 Juniata and 3600-3700 Humphrey!*

- **Speaker: Mia Salamone, 15th Ward Participatory Budgeting Committee member**

- *Mia states that the committee whittled down the “best projects” suggested in the three general assemblies held across ward, including the first-ever one held at a Tower Grove Heights Neighborhood Association meeting. (Previous assemblies have been held exclusively during Tower Grove South Neighborhood Association meetings or at the Carpenter Branch Library.)*
 - *Posters describing the final projects were displayed at the meeting.*
 - *Voting to fund the final projects will take place in the ward’s polling locations during the mid-term elections.*
 - *In response to a resident’s question about security cameras, Alderperson Megan Green took the floor to explain that they were not included in the final project (despite having received the second highest number of votes) because of cost. She stated the high cost is necessitated because security cameras tied into the SLMPD’s Real Time Crime Center must use fiber optic cable, among other restrictions, that would take up most of the budgeting allotment, therefore, the option would not appear on the ballot at all. She stated that the best course of action would be to pay for them ourselves, if they are wanted. [Because of an agreement with the ACLU, the “dark” fiber optic cable that is already on Arsenal would not be allowed to be used.]*
 - *A resident pointed out that one of the projects to make this year’s final cut is additional LED lighting and that when this option was presented as “enhanced lighting” in a previous participatory budgeting program, the lighting that was installed turned out to be less than satisfactory because it causes the “pools of darkness” phenomenon whereby the illumination in the middle of the streets is brighter but the contrast between the lighted areas and areas between streetlights on the sidewalks is actually darker, potentially contributing to safety issues. An electrician was called upon to take readings of the illumination at night and found this to be the case. It was suggested that the city could buy slightly more expensive bulbs that would alleviate this problem but Megan says that the city would be using the same lighting that was installed during the previous participatory budgeting program.*

- **Neighborhood Reports**

- **15th Ward Aldermanic report** - Alderperson Megan Green (megan@meganellyiaqgreen.com / 314-591-9587)
 - *In response to a resident’s question about absentee ballots for participatory budgeting which were not available last time and therefore, prevented the process from being truly participatory, Megan stated she could be contacted if absentee ballots were needed.*
 - *She reports Brightside STL stated that recycling collection for the city may change and if money for the recycling bins is an option that is voted for during the participatory budgeting program, it will go towards the new collection methods.*
 - **New Neighborhood Improvement Specialist/ NSO, Katie Wolf** (wolfk@stlouis-mo.gov or 314-657-1374)
 - *Although she has been assigned to Ward 15, she is also working a bit temporarily in Ward 10.*
 - *Her background is in social work.*

- *Feel free to contact her about issues in the ward.*
- **SLMPD 2nd District update** - Liaison Officer Ed Slade (edslade@slmpd.org)
 - *Although general crime is down, porch piracy and assaults are up.*
 - *There is no update in the case of the woman who was assaulted in her apartment on 3600-3700 Juniata. She remains in ICU. There was no camera coverage but Officer Slade is confident that there will be a break in the case soon.*
 - *Today, there was an arrest in a domestic violence incident at S. Spring and Juniata of an individual who defied a judge's protection order.*
 - *"Assault 4" is a newly defined level which replaces simple peace disturbance. This category encompasses incidents in which the assailant places hands on the victim.*
 - *Reports of "shots fired" near the 3600-3700 & 3800 blocks of Utah were investigated but police found nothing.*
 - *In response to a resident's question about a city response to the increase in carjackings, Officer Slade reports that they are working with the FBI and as the perpetrators are apprehended, they are receiving higher bonds, not just probation or Suspended Imposition of Sentences (SIS).*
 - *See attachment.*
- **Speaker: Sara Middendorf, Prosperity Connection** (smiddendorf@prosperityconnection.org)
 - *Sara works in South St. Louis as a Financial Coach for Prosperity Connection, a non-profit organization established in 2009 with the help of St. Louis Community Credit Union, helping individuals and families earn economic independence through financial education, community services and low-cost banking options in an effort to improve their standard of living and better their lifestyle.*
 - *In working with social services and community partners, Prosperity Connection created the Excel Center®, a destination point and trusted source for free financial literacy classes, individual, goal-focused financial coaching, life skills education, and professional development.*
 - *Prosperity Connection launched two RedDough® Money Centers to serve the St. Louis metro area: Pagedale and South St. Louis City. RedDough® is a small-dollar loan store that also offers check cashing and other alternative banking services, providing an affordable alternative to traditional check cashing and payday lending.*
 - *For more information: <https://prosperityconnection.org>*
- **Tower Grove Heights Neighborhood Association Board nominations for 2019**
 - *Per TGHNA bylaws, board position elections for the following year will be voted on by the membership at the November meeting. If you are unsure of your membership status, contact Membership Secretary Jean Iezzi (membership@towergroveheights.com).*
 - *Nominations from the floor:*
 - *President-Elect: Ryan Barry*
(President-Elect is a three-year commitment. During Year One, the President-Elect attends board meetings, is entitled to vote on board motions, and shadows the current president. This position automatically advances to President during Year Two. In Year Three, the individual serves as Past-President, attends board meetings in an advisory capacity but does not have a vote on board motions.)
 - *Secretary: Melissa Barry*
 - *Membership Secretary: Jean Iezzi (reelection)*
 - *Rick Stein: Treasurer (reelection)*
 - *Bylaws can be viewed on our website at <http://towergroveheights.com/wp-content/uploads/Bylaws-4-28-15.pdf>.*
- **Committee Reports**

- **Safety Committee – Ryan Barry** (safety@towergroveheights.com)
 - The committee is organizing a fundraiser, “Pizza for Cameras,” to raise money to buy neighborhood security cameras. The goal is to raise at least \$2000 to buy security cameras to be installed on corner properties pointing toward intersections along S. Spring and Gustine by willing property owners.
 - The fundraiser will be held on Saturday, November 10, 1-4 p.m. at Black Thorn Pub and Pizza, 3735 Wyoming. Tickets are \$10 and can be purchased through www.towergroveheights.com or at the door. Donations are also gratefully accepted. (See attachment)
 - Barbara Gilchrist reported on the property at 3619 Humphrey which has been in disrepair for many years. The city recently revised a statute that would provide for legal remedies.
 - The membership voted to allow the Association to pursue legal remedies including sending the out-of-state owner a letter advising him of TGHNA’s intention to seek legal remedies to bring the property to code. (See all attachments)
- **Block Captains – Debra Knox Deiermann** (blockreps@towergroveheights.com)
 - We are happy to report that we again have a full complement of TGH Block Captains. Andrea Thein and Barb McDonald have agreed to serve as co-Block Captains for 3800 Wyoming.
 - The next TGS-TGH Block Captain meeting on November 13 will serve as the official annual training.
 - New NIS/NSO Katie Wolf will help conduct the training. Anyone interested in learning more about serving as a Block Captain can attend with no obligation. We are especially in need of Block Captains in Tower Grove South.
 - Longtime TGS resident and former TGS Block Captain Coordinator, Laura MacCaskey, has agreed to 3600-3700 and 3800 Juniata celebrated National Night Out on October 2 by hosting a block party.
 - 3600-3700 Hartford and 3800 Hartford also hosted individual block parties. Photos can be viewed on the website in the “Neighborhood Spotlight” section.
 - Reminder: TGHNA will reimburse for a street closure permit (one per year) for any block party. (No fee for permits for block parties on National Night Out, the first Tuesday in October).
- **Secretary Report – Debra Knox Deiermann** (secretary@towergroveheights.com)
 - We have 641 subscribers to our TGHNA notification list via MailChimp. To keep up with the latest neighborhood news, sign up for this low-traffic list by contacting communications@towergroveheights.com. If you have already signed up but are not getting monthly notices, please check your spam or junk folder.
- **President – Vicky Dean** (president@towergroveheights.com)
 - Vicky reported 175 tickets were sold to this year’s Autumn Fest and thanked everyone, especially Pat Edwards and John “JP” Papa for extraordinary service for their many years of service.
 - Barbara Gilchrist also thanked the entire Autumn Fest committee, chaired by Carey Uxa Morgan, for their successful effort in their first time out to organize the event.
 - Photos of the event are on the website in the “Neighborhood Spotlight” section.
- **Membership – Jean Iezzi** (membership@towergroveheights.com)
 - There are 335 TGHNA members. To join for as little as \$10 per year go to <http://towergroveheights.com/membership-registration/>. Members receive the annual Buzz Book and are entitled to vote at meetings.
 - The next Buzz Book will be out shortly.
 - In response to a resident’s question about a lifetime business membership, Jean replied that there would need to be a bylaw change. (Members may petition the board for bylaws changes.)
- **Social Committee – Patrick Weber** (social@towergroveheights.com)
 - The next post-meeting social will feature “November Noshes.”

- *Mark your calendar for the TGH Holiday Party on Saturday, December 1 at Aesh Design, 3735 Connecticut. Everyone is welcome to attend following the Grinchmas event on S. Grand.*
- *Congratulations, again, to our latest Matt-the-Cat (good neighbor) Award recipient, Dave Difani, owner of Black Thorn Pub and Pizza who was named last month but presented with the award at this month's meeting.*
- **Treasurer's Report – Rick Stein (treasurer@towergroveheights.com)**
 - *The net worth is \$9,582.00.*
- **Announcements**
 - *Next TGHNA meeting: Tuesday, November 27, 7:15 p.m. at Center for Divine Love, 3617 Wyoming. Everyone is welcome to attend!*
 - *Next TGSNA meeting: Wednesday, November 21, 6:30 p.m. at Oak Hill Presbyterian Church, 4111 Connecticut. Everyone is welcome to attend!*
- **Adjournment**

Respectfully submitted,

Debra Knox Deiermann, Secretary
secretary@towergroveheights.com
www.towergroveheights.com

TGHNA values and seeks a diverse membership. The TGHNA Board recognizes and values the importance of inclusion.

Part I Crime for "October" Coding Month

Tower Grove South | District - 2

Years: 2017 & 2018

	Total Coded In Oct 2017	-- Coded Thru Oct 22 M-T-D --				Total thru Oct 2017	----- Coded Thru Oct 22 Y-T-D -----			
		2017	2018	Chg.	% Chg.		2017	2018	Chg	% Chg.
Total Homicide	0	0	0	0	0.0 %	2	2	3	1	50.0 %
Homicide	0	0	0	0	0.0 %	2	2	3	1	50.0 %
Non-Negligent Manslaughter	0	0	0	0	0.0 %	0	0	0	0	0.0 %
# Negligent Manslaughter	0	0	0	0	0.0 %	0	0	0	0	0.0 %
Total Rape	3	1	0	-1	-100.0 %	4	2	4	2	100.0 %
Forced Rape	3	1	0	-1	-100.0 %	4	2	3	1	50.0 %
Attempted Rape	0	0	0	0	0.0 %	0	0	1	1	NA
Total Robbery	4	3	1	-2	-66.7 %	57	56	39	-17	-30.4 %
Highway	4	3	1	-2	-66.7 %	40	39	24	-15	-38.5 %
Business	0	0	0	0	0.0 %	16	16	8	-8	-50.0 %
Miscellaneous	0	0	0	0	0.0 %	1	1	0	-1	-100.0 %
* Weapon	1	1	1	0	0.0 %	45	45	26	-19	-42.2 %
* No Weapon	3	2	0	-2	-100.0 %	12	11	13	2	18.2 %
Carjacking	0	0	0	0	0.0 %	0	0	7	7	NA
Total Aggr. Assault	5	2	5	3	150.0 %	45	42	73	31	73.8 %
Firearm	3	1	1	0	0.0 %	18	16	31	15	93.8 %
Knife	1	1	0	-1	-100.0 %	8	8	8	0	0.0 %
Other	0	0	2	2	NA	16	16	28	12	75.0 %
Hand/Fist/Feet	1	0	2	2	NA	3	2	6	4	200.0 %
# Simple Assault	6	4	4	0	0.0 %	70	68	73	5	7.4 %
TOTAL PERSON CRIME	12	6	6	0	0.0 %	108	102	119	17	16.7 %
Total Burglary	10	7	3	-4	-57.1 %	83	80	77	-3	-3.8 %
Residence - Day	4	3	0	-3	-100.0 %	29	28	17	-11	-39.3 %
Residence - Night	0	0	0	0	0.0 %	11	11	14	3	27.3 %
Residence - Time Unknown	2	0	3	3	NA	28	26	33	7	26.9 %
Business - Day	1	1	0	-1	-100.0 %	5	5	1	-4	-80.0 %
Business - Night	1	1	0	-1	-100.0 %	6	6	7	1	16.7 %
Business - Time Unknown	2	2	0	-2	-100.0 %	4	4	5	1	25.0 %
Other - Day	0	0	0	0	0.0 %	0	0	0	0	0.0 %
Other - Night	0	0	0	0	0.0 %	0	0	0	0	0.0 %
Other - Time Unknown	0	0	0	0	0.0 %	0	0	0	0	0.0 %
* Force	6	4	2	-2	-50.0 %	48	46	37	-9	-19.6 %
* No Force	4	3	1	-2	-66.7 %	29	28	34	6	21.4 %
* Attempt	0	0	0	0	0.0 %	6	6	6	0	0.0 %
Total Larceny	54	39	19	-20	-51.3 %	431	416	323	-93	-22.4 %
Pickpocket	0	0	0	0	0.0 %	0	0	0	0	0.0 %
Purse Snatch	0	0	0	0	0.0 %	2	2	1	-1	-50.0 %
Shoplift	19	12	1	-11	-91.7 %	108	101	38	-63	-62.4 %
From Motor Vehicle	11	7	3	-4	-57.1 %	91	87	115	28	32.2 %
Motor Vehicle Parts	13	10	2	-8	-80.0 %	90	87	57	-30	-34.5 %
Bicycles	0	0	1	1	NA	8	8	5	-3	-37.5 %
From Buildings	5	4	5	1	25.0 %	74	73	52	-21	-28.8 %
From Coin Operated	0	0	0	0	0.0 %	0	0	0	0	0.0 %
Other	6	6	7	1	16.7 %	58	58	55	-3	-5.2 %
* Attempt	1	1	0	-1	-100.0 %	15	15	26	11	73.3 %
Total Vehicle Theft	15	10	5	-5	-50.0 %	76	71	70	-1	-1.4 %
Auto	11	8	3	-5	-62.5 %	55	52	57	5	9.6 %
Truck/Bus	3	2	2	0	0.0 %	10	9	7	-2	-22.2 %
Motorcycle/Other	1	0	0	0	0.0 %	11	10	6	-4	-40.0 %
* Attempt	6	3	0	-3	-100.0 %	10	7	8	1	14.3 %
* Joy Ride	2	2	1	-1	-50.0 %	17	17	24	7	41.2 %
Total Arson	0	0	0	0	0.0 %	2	2	4	2	100.0 %
TOTAL PROPERTY CRIME	79	56	27	-29	-51.8 %	592	569	474	-95	-16.7 %
TOTAL CRIME	91	62	33	-29	-46.8 %	700	671	593	-78	-11.6 %

* - These counts were included in a previous line.

- These entries are not reflected in any group totals.

VOTE: Data collection for Carjackings began in January, 2018.

JOIN US

for pizza, fun & cameras

Saturday
November 10, 2018
1 - 4 pm

BLACK THORN PUB

3735 Wyoming St

.....

FUNDRAISER

to benefit the
Tower Grove Heights

SAFE STREETS INITIATIVE

*"Working to promote neighborhood
safety and walkability for all."*

.....

Tickets \$10

Includes pizza & salad buffet
(Cash Bar)

To purchase a ticket mail in form
below or go online:

www.towergroveheights.com

Tower Grove Heights
NEIGHBORHOOD ASSOCIATION

PIZZA FOR CAMERAS

11.10.18



PIZZA FOR CAMERAS - Mail in ticket form

Name

Address

Email (so we can send acknowledgement)

Ticket Price \$10 per Person: Includes pizza and salad buffet (Cash Bar) No. of tickets _____ x \$10 _____ total amount.

I can't make the event but would like to donate; ___ \$10, ___ \$25, ___ \$50, ___ \$100, ___ Other Amount

Make Check payable to *Tower Grove Heights Neighborhood Association* (Please note on Check - Pizza for Cameras)

Mail to: Tower Grove Heights Neighborhood Association, P.O. Box 160069, St. Louis, MO 63116.

PRIVATE NUISANCE SUIT FOR DETERIORATED PROPERTY

MO Rev Stat§ 82.1025 (2016)

2. A parcel of property is a nuisance, if such property adversely affects the property values of a neighborhood or the property value of any property within the neighborhood because the owner of such property allows the property to be in a deteriorated condition, due to neglect or failure to reasonably maintain, violation of a county or municipal building code, standard, or ordinance, abandonment, failure to repair after a fire, flood or some other damage to the property or because the owner or resident of the property allows clutter on the property such as abandoned automobiles, appliances or similar objects. Any property owner who owns property within one thousand two hundred feet of a parcel of property which is alleged to be a nuisance may bring a nuisance action against the offending property owner for the amount of damage created by such nuisance to the value of the petitioner's property, including diminution in value of the petitioner's property, and court costs, provided that the owner of the property which is alleged to be a nuisance has received notification of the alleged nuisance and has had a reasonable opportunity, not to exceed forty-five days, to correct the alleged nuisance. This section is not intended to abrogate, and shall not be construed as abrogating, any remedy available under the common law of private nuisance.

3. An action for injunctive relief to abate a nuisance under this section may be brought by:

(1) Anyone who owns property within one thousand two hundred feet to a property which is alleged to be a nuisance; or

(2) (**By) A neighborhood organization, as defined in subdivision (2) of section 82.1027, on behalf of any person or persons who own property within the boundaries of the neighborhood or neighborhoods described in the articles of incorporation or bylaws of the neighborhood organization and who could maintain a nuisance action under this section or under the common law of private nuisance, or on its own behalf with respect to a nuisance on Property anywhere within the boundaries of the neighborhood or neighborhoods.

4. An action shall not be brought under this section until sixty days after the party who brings the action has sent written notice of intent to bring an action under this section by certified mail, return receipt requested, postage prepaid to:

(1) The tenant, if any, or to "occupant" if the identity of the tenant cannot be reasonably ascertained, at the property's address; and

(2) The property owner of record at the last known address of the property owner on file with the county or city, or, if the property owner is a corporation or other type of limited liability company, to the property owner's registered agent at the agent's address of record;

that a nuisance exists and that legal action may be taken against the owner of the property. If the notice sent by certified mail is returned unclaimed or refused, designated by the post office to be undeliverable, or signed for by a person other than the addressee, then adequate and sufficient notice may be given to the tenant, if any, and the property owner of record by sending a copy of the notice by regular mail to the address of the property owner or registered agent and posting a copy of the notice on the property where the nuisance allegedly is occurring. A sworn affidavit by the person who mailed or posted the notice describing the date and manner that notice was given shall be prima facie evidence of the giving of such notice. The notice shall specify:

- (a) The act or condition that constitutes the nuisance;
- (b) The date the nuisance was first discovered;
- (c) The address of the property and location on the property where the act or condition that constitutes the nuisance is allegedly occurring or exists; and
- (d) The relief sought in the action.

5. When a neighborhood organization files a suit under this section, an officer of the neighborhood organization or its counsel shall certify to the court:

- (1) From personal knowledge, that the neighborhood organization has taken the required steps to satisfy the notice requirements under this section; and
- (2) Based on reasonable inquiry, that each condition precedent to the filing of the action under this section has been met.

3619 Humphrey (front views), 10-2018



3619 Humphrey (rear views), 10-2018





P.O. Box 160069, St. Louis, MO 63116

Via U.S.Certified and First Class Mail

November 5, 2018

Nicholas Lee Moon

Re: Property Maintenance & Nuisance Conditions at 3619 Humphrey, St. Louis, MO 63116

Dear Mr. Moon:

Records indicate that you own the property at 3619 Humphrey, St. Louis, MO ("Property"). This letter serves to express our concerns about the condition of the Property and our intention to pursue all legal remedies available to us.

Our organization represents the residents of Tower Grove Heights in St. Louis. A large part of our mission is to ensure that the properties in our neighborhood are well maintained and do not violate the City's property maintenance, building codes, and nuisance ordinances. Nuisance properties decrease the value of nearby homes, discourage other residents from maintaining their own property, contribute to a vicious cycle of neighborhood deterioration, and make it difficult to attract responsible new homeowners into our neighborhood. We take the issue of nuisance property very seriously.

It appears the Property is in violation of the City's Building and Property Maintenance Codes and that there is a long history of violations dating back as long as 30 years ago. We also note that it has been vacant for quite some time. The Property is in general disrepair and notably vacant. The extent of this disrepair has begun to impact the health, safety, and well-being of our neighbors. Photographs of the Property in its current condition and a list of outstanding ordinance violations are included with this letter. These conditions present a serious concern to residents who live in close proximity to the Property. Not only do these conditions negatively affect the rest of the neighborhood, they violate the law.

We have discussed this matter with legal counsel and want to make you aware that Section 82.1025 of the Missouri Revised Statutes was amended in 2016 and now

allows a neighborhood organization such as ours to file a private nuisance lawsuit against you as owner of the Property.

We first ask that within ten (10) days of receipt of this letter you initiate maintenance of the Property and contact our undersigned representative to inform us of your plans with respect to the Property. If we do not receive a response, we will, again, report the nuisance conditions on the Property to the City's Citizens' Service Bureau for inspection and citation. We next ask that you abate all of the nuisance conditions at the Property within thirty (30) days from the date of this letter. Should you fail to comply with these requests, our organization will engage counsel for further legal action.

While the steps outlined above provide us with the option of taking legal action against you in the event the nuisance conditions persist, we would prefer to solve nuisance property issues like these with individual owners before the situation requires litigation. We have enclosed information about a comparable home that was recently rehabbed and sold in case you are not aware of the potential value of your property. We sincerely hope that you will join our efforts to make Tower Grove Heights a strong and prosperous community.

If, however, you choose not to make the necessary efforts to comply with our requests in a timely manner, or choose to ignore this letter, we will direct counsel to initiate legal action against you.

Sincerely,

Vicky Dean,
President, Tower Grove Heights Neighborhood Association.