

NEIGHBORHOOD PRESERVATION

NEWSLETTER

The Neighborhood Preservation newsletter is published quarterly by the Neighborhood Preservation Program, a part of the County Public Works Department.



SPRING 2009

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Landlord Training Program

Next session (2 nights per session):

**Thursday, March 5, 2009; 6:00 PM – 9:00 PM and
Thursday, March 12, 2009, 6:00 – 9:00 PM.**

Program to be held at the World Trade Center, 121 S. Meramec in Clayton. Free parking in attached garage.



The cost is **\$70** per session, which includes a Landlording textbook, as well as a light meal.

How to register: On line: www.umsi.edu/~econed

Charge card number or other payment info must be included.

By Mail: Download the registration form, mail with payment to address on the form.

By FAX: 314-516-5961. Charge card number or other payment info must be included.

By Phone: Call 516-5961. Master card, Visa, or Discover Card must be given.

Seating is limited; must enroll by Tuesday before class.

Re-Occupancy Permits

Re-occupancy permit requirements are now in effect for all new occupants of any housing units or homes in unincorporated County. Any new occupant of a rental house or rental unit, or anyone who buys a house must have a re-occupancy inspection and permit.

The cost is \$80 for a house or condo. Applications may be made in person at the North County Government Center at 21 Village Square, Lindbergh & I-270, or at the South County Government Center at 4558 Lemay Ferry Rd., just south of I-270.

The best way to apply is over the County website at stlouisco.com

There is a link to get re-occupancy permit on the homepage. You may type in your checking account number for instant payment approval.

No applications will be taken over the telephone.

Neighborhood Cleanup

A cleanup is scheduled for Saturday, February 28 in the Glasgow Village neighborhood, near the intersections of Spring Garden, Shepley, and Lookaway. This has been a long-time problem area for dumping. The area straddles the boundary between the County and City limits, and no one wants to take responsibility for maintaining the area. The cleanup is being spearheaded by the County Problem Properties Unit and will include area residents.

Apartment Inspections Underway

Every apartment complex in unincorporated County is again having their common areas, interior and exterior, inspected during the next six months. These inspections are performed by our Re-Occupancy Inspectors and are referred to as Pre-Occupancy inspections.

The inspections are required to be performed every two years by ordinance. The apartment complexes pay for these inspections and must have them completed by mid-year to continue to receive their regularly scheduled re-occupancy inspections for rental units.

The pre-occupancy inspections focus upon code compliance pertaining to the Property Maintenance code. Such items as peeling paint, gutters, interior fire alarms, railings, and retaining walls are inspected in any and all common areas of the apartment complexes. There are approximately 254 apartment complexes throughout unincorporated County, including everything from three and four units to many hundreds of units per complex. The interiors of individual units are inspected before a new tenant can legally move in; each unit is issued a re-occupancy permit at that time.

Grass & Weed Nuisance Bills

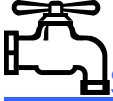
We will begin to post addresses of nuisance cuts on this site after we begin our grass and weed cutting program in the spring. We have not had any cuts for about three months. By posting the cuts and the nuisance fees, title companies can check to see if there are outstanding fees before they close on the sale of a property.

At Your Service – Helpful Contact Numbers:



Who to Contact: St. Louis County Health Department (Vector Control)

Eligibility: People wanting information on the location of anti-mosquito spraying in unincorporated St. Louis County and 71 municipalities who hire the county to do this work can call 314-615-4284 (615-4BUG). Officials decide about 2 p.m. each day where spraying will occur that day and the work starts about 6 p.m.



Sewer Lateral Service

1. Who to Contact: St. Louis County Department of Public Works

Address: 41 South Central, Clayton, Missouri 63105

<http://www.stlouisco.com/pubworks/SewerContr-list.pdf>

Phone: (314) 615-3745

Hours: 8:00 a.m. - 5:00 p.m.

Services: Offers a list of qualified plumbers and contractors. Residential Sewer Lateral Repair Program covers the cost of repairing a defective residential sewer lateral. (Residential sewer laterals run from the foundation of a house to the sewer main.) Please contact public works for more information.

Eligibility: Open to all County residents.



Swimming Pools

Who to Contact: St. Louis County Department of Public Works

Address: 41 South Central, Clayton, Missouri 63105

Phone: (314) 615-3745

Hours: 8:00 a.m. - 5:00 p.m.

Services: St. Louis County Department of Public Works offers a checklist that must be met in order to receive a permit to construct an in-ground pool. More information is available at: <http://www.stlouisco.com/pubworks/IG-PoolChklst.html>



Zoning

Who to Contact: Neighborhood Preservation

Address: 41 South Central, Clayton, Missouri 63105

Phone: Residential areas: (314) 615-7333 (North); 615-4151 (South) -
Commercial areas: (314) 615-3724

Hours: 8:00 a.m. - 5:00 p.m.

Services: Neighborhood Preservation enforces zoning regulations and has the authority to regulate the following conditions in residential areas: number of dogs and cats, operating a business from the home, outdoor storage, parking vehicles on the grass; parking of commercial vehicles.

Commercial areas: banners, pennants, signs, outdoor storage, site conditions, such as fencing, shrubbery, lighting.

Social Services

Abused Animals

Who to Contact: St. Louis County Health (Animal Control)

Address: 41 South Central Avenue, 6th Floor Clayton, MO 63105

<http://www.stlouisco.com/doh/>

Phone: Veterinary Services – North of Page Blvd (314)-831-6500

South of Page Blvd (314)-726-6655

Hours: 8:00 a.m. - 5:00 p.m.

Services: Please report any abused animal promptly to the authorities.

Eligibility: Must be a resident of unincorporated St. Louis County.

Neighborhood Associations

Subdivision Trustees

There are numerous subdivision associations in St. Louis County. The Planning Department maintains a directory of subdivision trustees in the unincorporated areas of the County. Inclusion in the directory is voluntary. The directory is generally updated on an annual basis. For more information, contact the Planning Department at 615-5186.

Community Associations

The Planning Department's Comprehensive Planning Division works closely with community associations throughout unincorporated St. Louis County. Due to the voluntary nature of community organizations, their contact information is subject to frequent changes. For current information, please contact the Planning Department at 615-5186 and ask for a planner in the Comprehensive Planning Division.