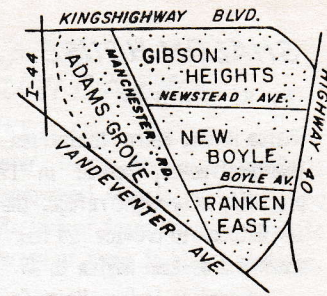


FPSE NEWS & VIEWS



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DECEMBER 1989

HOLIDAY EDITION

Vol. 2/No. 3

NEW!! LEGAL ADVISOR, P. 5

FOREST PARK SOUTHEAST
"IN THE CENTER OF ST. LOUIS"

MCINTYRE'S, ELECTIONS, DART, SHALOM HOUSE

Concerned Citizens of Forest Park Southeast, a non-profit, non-political group working to improve the FPSE Neighborhood, publishes The Forest Park Southeast Neighborhood Newspaper, FPSE NEWS & VIEWS. Direct inquires to editors K. Chauff, J. Jackels and M. Jefferies at FPSE NEWS & VIEWS, 4420 Arco Ave., St. Louis, Mo. 63110. N&V is free to FPSE residents and City Hall. Printing deadline for this issue was November 17.

MCINTYRE'S PUB

by M. JEFFERIES

December 11 is the grand opening for FPSE's newest and only pub. MCINTYRE'S PUB will be located at 1443 So. Vandeventer, previously the location of Fudpuckers. Owned by Barb O'Connel and Bill Georges, it promises to become the upbeat gathering place in FPSE. MCINTYRE'S will feature a variety of food and music, and a satellite dish for better reception of sports events. Hours will be 11:00 AM to 1:30 AM.

Barb formerly worked for Calicos. She said, "I had my eye on this location for years. When I saw it was available, I grabbed it." In addition to buying the pub, she and her partner also bought the adjacent buildings.

HOUSING CORPORATION MISSES JUNE ELECTION

by K. CHAUFFE

The FPSE Housing Corp.'s Board of Directors failed to hold its annual June election of officers as required in its by-laws, which state, "...officers shall be elected...at the regular meeting of the Board in June each year and shall serve a term of one (1) year." Acting-president Jerry Scherer was elected to complete the unexpired portion of Newton McCoy's term in a special election in September of 1988. Scherer's first term and the term of all other officers expired in June of 1989.

Similarly, the terms of all Housing Corp. directors expired in June. Directors include an at-large member and representatives from Samuel McRee Redevelopment Corp., Washington Univ. Medical Center Redevelopment Corp. and the block units. The by-laws state, "Directors shall serve a term of two years...The term of the first Board of Directors shall begin on June 1, 1977." Thus, directors must be elected every odd-numbered year, including 1989. The by-laws prevent either

DART MISSES TARGET, BUT STILL IN GAME

by M. JEFFERIES

At the September neighborhood-wide DART (Drug and Alcohol Rehabilitation Treatment Center) meeting, sponsored by the FPSE Housing Corp., the audience approved a plan to allow DART to open restricted, in-patient facilities in the Chouteau Building. Questions regarding out-patient treatment and other aspects were to be discussed by a pannel composed of representatives from the block units.

Larry Gale, DART representative, said that the state had cancelled the contract under which the Chouteau facility was to be funded because DART missed the July deadline to obtain a zoning change for its new facility. The zoning change for the Chouteau Building was not approved until mid-September. Gale stated that DART has applied for another state contract and expects a decision in mid-December. If funded, DART could occupy the Chouteau Building by March.

According to Gale, DART is also considering a second neighborhood location, that would not require zoning changes, from which it could operate an out-patient clinic.

a director's resignation or the prolonged absence of representation of a group on the Board from altering scheduled elections. At least six Directors currently retain their seats beyond the expiration of their terms.

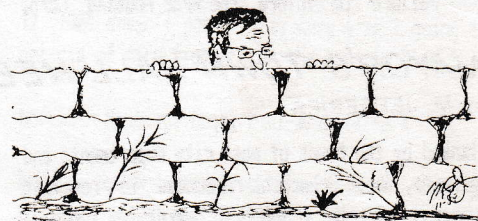
Failure of the Housing Corp. to enforce its by-laws raises questions about actions taken by the Board since June. Among Board decisions open to challenge are the approval of Habitat for Humanity's plan to build low-income housing in FPSE and the purchase of 1042-92 S. Taylor.

When informed that the Board Members' terms had expired, Executive Director Kate Roth stated, "I guess we just messed up. It's my fault, I should have read the by-laws more closely." At the November Housing Corp. meeting Newton McCoy advised the Board to postpone elections of Board officers and the at-large member until after organizations elect representatives. Roth stated that she will send letters to the block units informing them that they must hold elections as soon as possible and again in 1991.

REQUEST IGNORED

6 Mo. Stonewalling Neighborhood

Six months ago NEWS & VIEWS' June editorial asked Alderman Joe Roddy to inform FPSE what he plans to accomplish while in office, and to address important issues about our neighborhood's future. The editorial noted Roddy's failure to honour his 1988 campaign pledge to publish an aldermanic newsletter to keep us informed of his activities. We hope he has had some successes as alderman, although we have not heard of any, and would like to help him spread the news. Meanwhile, N&V continues to offer space for Roddy's reply to the important questions asked in June.



ORGANIZED AGAINST CRIME

by K. CHAUFFE

Residents in FPSE are organizing to fight crime. URAC, United Residents Against Crime, is an Operations SafeStreet affiliated, neighborhood-wide association that is addressing the problem of criminal residents. URAC is sending letters to property owners, notifying them when their tenants are arrested. Since September, over 34 letters have been sent. Letters inform landlords that criminal activities originating on their property jeopardize rental income, resale value, and building security. Follow-up measures are planned if landlords do not respond.

Because past attempts to fight crime were frustrated by information leaks, URAC membership is restricted. Write Pres. Mark Talons, P.O. Box 7342, St. Louis, Mo. 63177-7342 for applications.

Gibson Heights Neighbors's (BUS) Crime Committee has proposed hiring private security patrols for the western end of the neighborhood. The program costs \$2,000/mo. and will be paid through resident subscriptions. Expansion of the program to the south and east will depend upon success of the initial program and availability of funding in those areas. Interested parties should contact Kate Roth at 533-6704. BUS's crime committee is an URAC affiliate.

SHALOM HOUSE EXPANDS, SPARKS CRITICISM

by K. CHAUFFE

Shalom House, Metro Ministries' program to house homeless women, opened in 1988. At first providing only night refuge, the program expanded in October to provide 24-hour shelter for 20 women and daytime asylum to 35.

According to Rev. Harry Smith of Metro, the Dept. of Human Services' contract required the change. "Night-only shelters are no longer funded", Smith stated. The contract pays staff salaries, but does not pay utilities or for participants meals. As under the previous program, women will be screened at a central location and brought to Metro, but now the women can leave the facility. They are only requested to notify the staff of their destination. At a recent meeting complaints were lodged against Shalom House women wandering the streets and one woman asking to use a business's telephone.

When asked why he failed to inform FPSE of the program's expansion, as he had promised when Shalom House was established, Smith apologized saying, "The city required immediate commitment on the contract and I simply forgot." According to Rose Terranova, Homeless Services notified all facilities in August of the required changes.

Failure to inform the FPSE Housing Corp.

MAYOR'S TOWN HALL MEETING

by M. JEFFERIES

Flanked by the heads of most city departments and agencies, Mayor Schoemehl responded to resident concerns at the October 10, ward-wide townhall meeting in the Adams School Gym. Crime and drugs were the major topics. Schoemehl stated that drugs are only a symptom of a much greater social problem, saying, "Drugs are mainly used by people who don't see a future... We have thousands of youths with nothing to do."

To remedy this situation, Schoemehl has established Operation Teamwork, a sport team program for city youths. The mayor continued, "Operation Teamwork provides organized sports activity under adult supervision. The money is there for teams, but volunteers are needed." FPSE resident Roger Fields noted, "Youths need more than just sports. They need positive role models and jobs." Schoemehl responded, "That is why we need volunteers to run the teams. They show that someone cares, in a way that paid coaches never could...They help teach respect for society."

Schoemehl also addressed the importance of education, "There used to be two roads to the middle class, through education or blue-collar jobs...Now there is only education. Without education you are just one among thousands with nothing special to offer, to set you apart." The mayor cited the I HAVE A DREAM FOUNDATION as a program that successfully encourages students to attend college. Currently operating at Peabody School and privately funded, the foundation pays

and the resulting lack of information about the expansion sparked sharp criticism of Smith and Metro at the Corp.'s November Meeting. Newton McCoy (SMRC) stated in regard to the contract, "Things like this are done in slight of hand, because there is concern downtown about neighborhood opposition... Human Services did not just walk in one day and say you have 24 hours to change, these things take time". Noting the number of county residents involved in Metro, McCoy continued, "This neighborhood should not be used as a laboratory for people who get a nose bleed when they go east of Skinker."

Cate Roth (BU6) said, "I have a problem with people (Smith) who don't live here, but decide what is morally tidy for us... Residents have a right to know what is happening. Smith needs to be accountable." Acting-President Scherer noted, "Our neighborhood has always shown considerable social conscience and empathy, but people are taking advantage of us...There was no reason to sneak this past us." In contrast, Tom Goshen (BU7) supported Smith saying, "What he (Smith) is doing over there is really great."

The Corp.'s Board agreed to write Smith expressing their concern and request more information about the program's expansion.

college tuition for Peabody graduates. Schoemehl said, "It is a sign to teenagers that someone cares about them...This is important because at this age, 12 to 16, they are making important decisions about their future."

Schoemehl stated that the police should be our "last line of defense" against drugs. He said, "If that (relying on the police) is all we do about drugs, we have already lost the war."

In response to questions, Schoemehl replied that the ConSery District would expand to include all FPSE, though with no added funding. He noted that Manchester Ave. is being studied by the Community Development Agency, but said, "The major problem is lack of parking." He cited the successful rejuvenation of Cherokee and Euclid Aves. saying, "These streets have a theme that sets them apart. For Manchester to be revived it will take a large infusion of capital and it will need a theme." Possible themes include factory discount stores, import or leather goods.

FPSE resident Patty Cunningham expressed concern about the abuse of dumpsters by city employees and residents, and the problem of vandalized street lights. In the past this has resulted in wide-spread, street-light blackouts. Several residents on Hunt Ave. expressed concern about lack of police patrols, the dilapidated and abandoned Trapino Bar and long delays in police respond to burglary reports. Schoemehl promised to act on these issues.



HERE AT METRO LABS, WE CAN RELIEVE A GUILTY COUNTY CONSCIENCE BY BLENDING CHECKBOOK CHARITY, THE POOR AND THE HOMELESS WITHOUT REGARD TO RACE, CREED OR THE FUTURE OF YOUR NEIGHBORHOOD.

HOUSING CORP. NEWS

by K. CHAUFFE

Editor's note: Because terms of Housing Corp. representatives expired in June, validity of business conducted since then may be questioned (See Missed Elections).

October Meeting: Habitat & Blighting

Art Stouder of Habitat displayed preliminary plans for the first Habitat houses proposed for Adams Grove (see Habitat Update). The Board expressed concern about building materials and the houses' small size. Acting-Pres. Jerry Scherer stated, "It is our job to try and get the best things possible from you (Habitat)."

Cate Dolan (BU6) requested a revision to the August 17th minutes, explaining her abstention from the motion to invite Habitat into the FPSE. She stated, "I believe the timing of the vote did not encourage neighborhood unity." (The Board endorsed Habitat just prior to the neighborhood-wide meeting, called by NEWS & VIEWS, to discuss the Habitat proposal.)

Tom Goshen (BU7) distributed copies of his new voter registration card to prove he is now a resident of FPSE. He also spoke in favor of more Section 8 housing suggesting Conserv funds could finance it. Several members stated that FPSE is over-impacted by subsidized housing.

Goshen produced a map showing redevelopment and enterprise zones in the area. He ominously warned that much of FPSE has been blighted and that these zones "are in effect now!" Several Board members said the zones have existed for several years and do not threaten most houses. Scherer informed Goshen that eminent domain and blighting are different. Goodman propose that the terms be discussed at the next meeting.

November Meeting: Bylaws, Blighting, Habitat, Shalom House & 4353 Gibson

Acting-Pres. Scherer informed the Board that they had failed to hold mandated June elections for officers and that all board members' terms of office had also expired as of June (see Missed

Elections). Newton McCoy (SMRC) told the Board members to consider themselves as acting board members until their organizations hold elections at their next meeting. Board elections of Housing Corp. officers and the at-large member were postponed.

Gene Kilgen spoke on the use of blighting and eminent domain (See Blighting). Treasurer Helen Sheets reported that the corporation has assets of \$20,000. Newton McCoy was appointed to chair the executive director review committee.

The Board reviewed Habitat house plans. Executive Director Roth explained that Bolen Contracting Corp. is donating services to build the foundation and have the structure under roof before volunteers arrive. The Board questioned Habitats plans to use a partial wood foundation, and discussed windows, landscaping and fences. McCoy stated that McRee standards may not allow the vinyl siding Habitat plans to use. Regarding the demand for better materials, Cate Dolan (BU6) stated, "We always sell ourselves short and compromise ourselves to death. Here is a case where we can use the Sam McRee standards and we should not compromise... If habitat is playing straight with us... we should not feel guilty asking for improvements." Dolan, Roth and Goodman were appointed to the design review committee.

Roth announces that Metro Ministries' Shalom House program had expanded to 24-hours (See Shalom House). Board members expressed irritation at not being informed by Metro and concern over the possibility of "walk-ins", loitering and family confrontations outside the building.

Roth informed the Board that Allen Baker has offered to donate the deed of trust for 4353 Gibson to the Housing Corp. A store-front church currently occupies the first floor; the second floor is a residence. Metro Ministry wants the property for a teen drop-in center, but Roth noted that they do not have the money to develop the building and such a use may be inappropriate in a residential area. Some members expressed distrust of Metro because of Shalom House. The Board decided to encourage Baker to donate 4353 Gibson to the Land Reutilization Authority.

NEWS NOTES - FOR FPSE NEIGHBORHOOD

GOSHEN CHANGES ADDRESS

Apparently in response to a letter questioning his status as an FPSE resident and representative to FPSE Housing Corp.'s Board of Directors, Thomas Goshen has changed his voter registration from 17 So. Euclid to 4302 Chouteau Ave. Goshen refuses to discuss his Euclid address or his relationship to other voters registered there.

HOUSE TOUR

FPSE's second annual house tour was held on Sunday, October 10. Although attendance was light, only between 70 to 100 people, the tour is being called a success by Executive Director Kate

BLIGHTING

from a talk by E. KILGEN (WUMCRC)

Blighting is a designation applied to a declining area and forms the basis for tax abatement. It means an area needs assistance because of high unemployment or decreasing property values and population. It can also mean that present use is not deemed to be in the public's best interest.

Eminent domain is the legal authority to force the sale of property. It is a power of a legislative body, but can be granted to another party, for example, a redevelopment corporation. Eminent domain is supposed to be used only for the public good and a fair market value is paid for the condemned property.

Use of blighting and eminent domain became common after WWII when residents began to flee St. Louis. Their use has made our city pre-eminent in redevelopment and has led to the revitalization of many declining neighborhoods.

An area can be blighted with or without eminent domain. For example, most of FPSE lies within the Samuel McRee Redevelopment Corporation boundaries. This Corp. can grant tax abatements, but does not possess the power of eminent domain. In contrast, Washington University Medical Center Redevelopment Corp. has eminent domain in the 4500 blocks north of Manchester.

Use of eminent domain can be expensive and time consuming. First, a realistic offer for the property must be made. If refused, the matter goes to court. The judge will appoint a 3-person commission to review the case. The commission will hold a hearing and allow both parties to present appraisals or other evidence as to the property's value and right of eminent domain. After the commission determines an equitable price, the body with eminent domain takes immediate title to the property.

Either side may appeal and allow a jury to determine the fair market value of the property. The entire process through the jury trial can take up to 2 years. The outcome of the process is predetermined, however; the property is sold. Only the price is in question.

Roth because it brought people together from throughout FPSE, gave them an opportunity to work as a neighborhood, and provided experience for the next tour. Thelma Hall-Gordon of St. Louis won the FPSE NEWS & VIENS House Tour window.

CONGRATULATIONS

To Angie O'Gorman on the publication of her book *THE UNIVERSE BENDS TOWARD JUSTICE: A READER ON CHRISTIAN NONVIOLENCE*.

To Angie O'Gorman and Arthricia Temes who were recently elected to St. Cronan's Parish Council.

BLOCK UNIT NEWS

by K. CHAUFFE

Secretary-treasurer Thomas Goshen of New Boyle Neighborhood Improvement Association (BU7) and Pres. Bernice Matlock of Adams Grove continue to prevent N&V coverage of those "public" meetings.

RANKEN EAST NEIGHBORHOOD IMPROVEMENT ASSOCIATION
October Meeting: Nominations, Tour & Taxes

Pres. Dan Corbin announced that nominations will be accepted next month for vice-president, secretary-treasurer and a representative to the DART Committee. Current Vice-Pres. Ray Anderson and Sec.-Tres. Louise Anderson are reported to be moving. Corbin informed the meeting of the upcoming house tour, mini-brightside and mayor's townhall meeting.

The city's representative to speak on the 3/8 cent sales tax did not appear. Corbin, who opposes the tax, stated, "I'm taxed to death. They'll threaten us with a cut off of services, if we don't pass it... Their pamphlets give examples of what the money could be used for, but they don't say where it will go." A resident from the 4100 block of Chouteau agreed, "They'll get rid of the parks and the things for the kids if this doesn't pass. They sure aren't going to get rid of fire fighters or the boys in blue."

November Meeting: Dogs, Mini-Brightside & URAC

Several members noted problems with stray dogs and their unsuccessful attempts to have the city address the problem.

Pres. Corbin announced that on Nov. 4, BU7 and Ranken East will hold a mini-brightside to clean the eastern end of the neighborhood. Corbin agreed to donate \$10.00 and the BU \$40.00 to help fund the clean-up effort.

J.P. Roddy provided the aldermanic report for his absent son. He spoke about the numerous neighborhood meetings and the funding of the Ranken Health Clinic (See Editorial).

Corbin informed the meeting about URAC, the new neighborhood group organized against crime, and explained BUS's plan to hire off-duty police to patrol the west end of the neighborhood.

Kate Roth announced that the ConSery plan was nearly ready and a series of meetings will be held throughout the neighborhood to discuss aspects of the plan. Election of secretary and vice-president was postponed until December.

GIBSON HEIGHTS NEIGHBORS (BUS) September Meeting:
Reports, By-Laws & Crime

Co-President Caroline Wurm resigned because she is expecting twins. Mark Shelton of Church of the Living God introduced the new pastor, S. E. Shannon. The BU welcomed the return of Mrs. Chew, who has been recovering from an accident. BUS bought 10 Senior Citizen Barbecue tickets.

Alderman Roddy announced that the mayor has pledged to place all of FPSE into the ConServ District. Roddy stated that Manchester is not a viable commercial district, and reported that the mayor believes it could revive as a specialty district, perhaps for leather goods. Roddy said the Drug and Alcohol Rehab. Treatment Center (DART) facility in the Chouteau Building is restricted to 20 beds and in-patient treatment.

Following a vote to establish a crime committee, BUS discussed possible by-law changes to allow committees greater autonomy. Treasurer Larry Ritter argued, "Under the present system, committee proposals are pulled apart at monthly meetings and little is accomplished." Secretary Phil Heaghey expressed concern that, "The changes might appear to be less democratic". Discussion was suspended until the next meeting.

October Meeting: Crime Committee Proposal

BUS voted to grant the crime committee power to develop and initiate anti-crime programs without BU approval, except when funding is required. The crime committee proposed to contract with a security company to provide off-duty policemen to patrol BUS for four hours every day at a cost of \$2000 a month. Cost will be paid by subscription.

Citing past BU failures to address the crime issue, Levin said, "This is a way to bring people together. When people invest money, they want a say over how it is used...This will be a way to monitor serious neighborhood problems." Suzanne Goodman (NUMCRC) noted the success South of 40 Security Fund had when operating a neighborhood-wide patrol in FPSE. She stated, "The program was having an impact here and we were developing better relations with the Third District."

GIBSON HEIGHTS NEIGHBORHOOD (BU6)

October Meeting: By-Law Changes & Nominations

Cate Dolan reported on recent Housing Office activities (see Housing Corp. News). Responding to questions about the Housing Corp.'s plan to buy and upgrade 1042-92 Taylor, Dolan said the property will be purchased with ConServ funds, replumbed and partially rewired. It will be developed in sections, managed by the Housing Corp. and rented to singles or seniors.

Sec. Angie Renner proposed changing the BU's by-laws to require that candidates have attended at least three meetings during the year and to require members to attend at least two meetings during the year to vote for officers. Dolan suggested changing the by-laws to eliminate the requirement that 10 members must be present to conduct business. BU6 passed a motion to provide copies of the by-laws all members.

Karl Chauff informed the BU that Habitat has not been notifying residents of meetings. He asked that this issue be raised at the Housing

Corp. meeting. Pres. Jane Sykes appointed Debra Moore, Carole Ann Stevens and Karl Chauff (Chairman) to the nomination committee.

PET CORNER

by S. BOWIE

A female cat can begin reproducing at six months old and can bear three litters a year. If half of each litter is female, in four years she could have over 20,000 offspring. Only one in 25 will find a home. Each year in St. Louis over 100,000 animals are born; few are ever adopted.

You can reduce the problem and suffering of homeless animals by having your pets "fixed", spaying for females and neutering for males, and by not allowing your pets to run free. If you can not afford to have your pet "fixed", Animal Friends can help. Phone 481-1833 for information.

Founded in 1983, Animal Friends is a non-profit organization working to reduce animal suffering through education and a low-cost neutering and spaying program. They will assist people who can not afford regular veterinarian fees. Animal Friends receive no government funding and are supported by private, tax-deductible donations. Donations should be sent to: Animal Friends, P.O. Box 2225, St. Louis, Mo. 63109.

HABITAT UPDATE — VIOLATED AGREEMENTS

by K. CHAUFFE

At an unpublicized September meeting, Habitat members chose designs for their initial FPSE houses. Current plans are for one and two story, three-bedroom houses of 1000 sq.ft. The city has agreed to donate the land, if savings are used to increase the value of the low-income housing. The first house will be built in the 4300 block of Norfolk, east of the Marie Fanger Apts. Habitat plans to begin construction before January and to raise funds this winter for an additional 23 low-income houses. Habitat continues to expressed no interest in rehabbing vacant FPSE buildings.

At the August neighborhood-wide meeting, Habitat invited FPSE residents to join their FPSE committees. Habitat distributed volunteer forms there and at block unit meetings. Resident participation was also a condition specified by the FPSE Housing Corp. in their endorsement.

Habitat has not been informing some FPSE volunteers of meetings. For example, Habitat invited no FPSE volunteers to the September Construction Committee meeting at which initial house designs were chosen. At the next meeting, in November, a few residents were informed but none could attend. Whereas Habitat members are consulted before scheduling meetings, FPSE volunteers are not. Resident input is further

SEASON OF CRIME

by K. BECHERER

November and December are peak months for thefts. Many are preventable, if we stay alert to our surroundings. Below are some hints to help you make this a happy and safer holiday season.

1. Lock windows and doors, even if you will be gone for only a moment. Don't forget windows on the second floor (see Cat Burglars).

2. Don't carry large sums of money and don't put all of your money in one place.

3. It may be dark when you are ready to go home from shopping or visiting. Park your car or catch busses only in well-traveled and well-lighted areas.

4. Teach your children to go to store clerks if they become separated from you. Tell them never to go into the parking lot alone.

5. If you see something suspicious, report it to the police. You may save someone's holiday.

6. Delivery people need our help. They are at greatest risk between their vehicle and our houses, especially after making a delivery and collecting money. If possible, meet them at the curb, or at least watch to make sure they return safely to their vehicle.

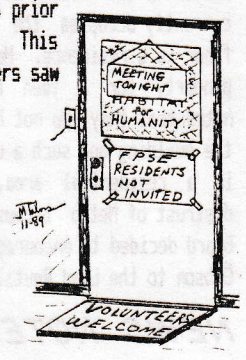
7. Remember those less fortunate. Organize carolling or a holiday gathering for the elderly and those alone. Try to involve everyone.

reduced, because Habitat decides many matters outside the meetings. In a letter, Chairman Art Stauder (Construction Committee) stated he was submitting the Habitat house plans to city agencies prior to the November meeting. This was before FPSE volunteers saw them or could voice their opinions.

The Site Selection Committee has not met since Habitat requested FPSE participation. Sites had already been chosen, as were the chairmen, without FPSE volunteer input.

Habitat has not kept FPSE residents informed nor displayed house plans at block unit meetings.

FPSE Housing Corp. has expressed little concern regarding Habitat's exclusion of FPSE residents and its violation of the conditions specified by the Corp.'s Board of Directors. When questioned about this, Executive Director Kate Roth claimed she had contacted Habitat about their need to inform FPSE volunteers of committee meetings prior to November and stated, "You have to remember Habitat is staffed by volunteers, they are not professionals."



by G. WILLIAMS

Many people have a misconception regarding the legal system, especially Small Claims Court. If you suffer a financial loss and win your case in Small Claims Court, it does not mean that you will collect anything. You will be awarded a sheet of paper, called a judgement. This document entitles you to collect from the other party. The value of the judgement does not include compensation for time and effort required to go through the legal system. If the party you sued has no identifiable assets, such as wages, bank accounts or salaries, you will be unable to execute the judgement (collect any money).

There are no guaranties in Small Claims Court. The adage, "An ounce of prevention is worth a pound of cure" applies here. By using common sense, you can avoid having to take someone to court.

Most disputes heard in Small Claims Court arise when a person buys, or contracts to buy, goods or services from another person or company.

PERKINS HONOURED by K. CHAUFFE

In appreciation for excellent service by officers of the 3rd District, BU6 awarded Captain Gary Perkins a St. Michael's medal and framed cityscape entitled "Community". Perkins said, "I can not take the credit for the job the force has done; the officers on the streets are the ones who deserve the credit." Perkins stated that the police can not do the job alone, "We need your help. The 3rd. District is the largest in the city. It covers 10 sq. mi., extends from the river to Kingshighway, contains 87,000 people and

Always investigate the company or person before agreeing to do business with them. Ask for and then check references. Also contact the Better Business Bureau (531-3300), Missouri Consumer Information Center (751-4996) or the Consumer Protection Division of the Mo. Attorney General's Office (1-800-392-8222) to inquire if complaints have been filed against the person or company. Just because no complaints have been filed does not mean problems will not develop. That is why checking references is important. Also, if problems develop, report them to these agencies so that other people can be warned.

If you wish more tips on how to avoid Small Claims Court, or have a legal topic or question you would like addressed in this column, write to me at P.O. Box 4542, St. Louis, Mo. 63108. In the next issue: What to do if faced with a small claims matter.

Gaylard Williams is an attorney and the Legal Advisor to the Circuit Clerk for St. Louis City.

has only 200 officers, divided in three shifts."

Perkins cited drugs as the area's main problem, "Most burglaries, assault and larcenies are drug related...Drugs are destroying the family." He stressed that the solution is not just fighting drugs in the streets; it must also include education in the schools. In concluding, Perkins spoke of the W.A.R. (We Are Responsible) Program sponsored by the police. In this program off-duty officers go into schools to teach about the danger of drugs.

EDITORIAL: GIVING CREDIT WHERE CREDIT IS DUE

Since the founding of NEWS & VIEWS, I have attended numerous meetings. From carefully listening to speeches, I've discovered that some individuals use ambiguous phrases to claim, or appear to claim, credit for activities in which they were only marginally involved. Some people call this politics and ask, "What can you expect from a politician?" I expect honesty.

An example of this may have occurred during the November Ranken East Block Unit meeting. Joe P. Roddy appeared representing his son, Alderman Joe D. Roddy. J.P. began the aldermanic report saying, "Joe and I have been very busy". Then throughout his talk he listed numerous functions: "We had the Habitat meeting... We had that DART meeting.. We had the Job Fair.. We had the senior citizens dinner... We had the House Tour...".

As used in Roddy's report, the phrase "we had" is ambiguous. Did he mean that he and his son organized and hosted these activities, or that they only went to them? Because politicians present themselves as leaders, some people will automatically assume they were responsible for these functions. This may be what a politician wants us to think, but it may not be the truth.

Roddy did not explain their part in these activities, nor define who the "we" were. To me it sounded as though the Roddys held the meetings and House Tour. The reality was quite different. NEWS & VIEWS sponsored the Habitat meeting. Except for being in the audience, the Roddys were not involved. The Housing Corporation hosted the DART meeting. They permitted Roddy to chair the meeting, but it was not his meeting. The House Tour was a neighborhood-wide effort. Most credit belongs to Kate Roth and Jerry Scherer. Many residents and organizations, including N&V, participated. In contrast to the above, the Job Fair apparently was organized by Roddy.

Because few people know or remember who organizes neighborhood functions, an unscrupulous person can easily claim undeserved honours by making ambiguous statements. Most people will assume him to be honest, take his words at face value and be misled. This can have a negative impact. Residents will assume only one group is working to improve the area, when, in fact, there are many. People will be discouraged from becoming leaders or even participating in some

Information herein is prepared in advanced. Dates and times should be verified. Send events you wish to have included to: N&V CALENDAR, 4420 Arco Ave. St. Louis, Mo. 63110.

DECEMBER

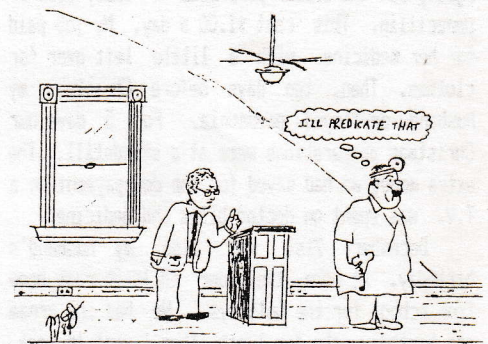
- 5 7pm FPSE Housing Corp Meeting (open to public) 1074 S. Taylor.
- 6 6:15pm Ranken East Neigh. Imprvt. Assoc. Meeting & Party. Villa Lighting.
- 13 6pm URAC, 1074 S. Taylor
- 21 7pm BU5 Christmas Party, Church of Living God
- 23 Hanukkah
- 25 Christmas Day

JANUARY

- 1 New Year's Day
- 2 7pm FPSE Housing Corp Meeting (open to public) 1074 S. Taylor.
- 3 6:15pm Ranken East Neigh. Imprvt. Assoc. Villa Lighting.
- 4 7pm Adams Grove Imprvt. Assoc., Light House Free Methodist Church (basement).
- 15 7pm BU6 Meeting, Gibson Hghts. Presbyterian Church (Fellowship Hall).
- 18 7pm BU5 Meeting, Church of Living God.
- 29 7pm BU7 Meeting, probably 4302 Chouteau.

Date and time not yet available for following proposed January meetings:

1. Neighborhood-wide Conserve Plan Meeting
2. Neighborhood-wide Crime Meeting



"JOE AND I HAVE BEEN VERY BUSY. WE HAD THE VOYAGER, SPACE PROBE, WE HAD THE JOB FAIR, WE HAD THE BERLIN WALL OPEN, WE HAD ---"

activities, if credit for their work is stolen by politicians they may not support. If the deception is ever revealed, the politician's credibility is ruined. People will question everything he claims to have done and this may discourage him from working.

It is important that credit is given where credit is due. Roddy should have said "There was" or "We went to", not "We had". This would have been less ambiguous and perhaps more honest. Was Roddy attempting to deceive people? I would hope not, but we can best judge his intent by how he phrases future statements.

Karl M. Chauffe

CAT BURGLARS: A CLIMB TO THE TOP

by C. SMITH

Many of us have added security features, such as alarms, dead-bolt locks, basement bars and window pins to the downstairs of our houses. Our efforts have not gone unnoticed by burglars, but neither has our failure to protect the upstairs. Unwanted intruders are willing to go to new heights to get into our homes. Street burglars are becoming adept cat burglars. Porch columns, downspouts, and even the walls of close-built houses are being used as stepping stones for higher entry.

The cat burglar is on the prowl. This was recently demonstrated by a burglary in the 4500 block of Gibson. On the day of the house tour, a burglar wedged his way up between two duplexes to a stairwell window. Although the lower apartment was well secured, this window was not and he easily gained access. Once inside, the burglar used the stairs to reach the second floor. After collecting his loot, he found easy escape from the building through the side door. It was

secured by only a turn-bolt lock. (It's not a dead-bolt unless it requires a key inside and out.) Although seen as he climbed over the gangway fence, he was not caught. The building owner has now installed an upstairs alarm, pinned the windows and added dead-bolts to the doors. This coupled with replacement cost of the stolen goods makes it a very expensive lesson.

We can learn from our neighbor's misfortune and use it for our own defense. Burglary attempts will continue. If we make entry easy, burglars will succeed; if we make it tough, we can force cat burglars up and out of FPSE. Begin protecting your upstairs today.

Editor's note: Following the submission of this article, there was a break-in and rape on Wichita Ave. Access was reportedly through an open 2nd floor window reached by climbing a post.

Clifford Smith works for a major airline and has been a resident of FPSE for 7 years.

They are quality houses for ownership.

Chauffe suggests that Habitat renovate dilapidate brick houses in FPSE rather than build new frame houses. By Habitat's present analysis, to do so would be more costly and thus diminish accessibility of the houses to families.

I believe that it is most important to realize the fundamental property value by enabling people to live in their own home. What personal investment gains or losses prior homeowners make or lose is less important. What non-uniformity in architectural style that occurs is less important. Houses are firstly for people to live in, and real housing development generates this property value. Habitat does this well, and so deserves FPSE's welcome and support.

Thomas Kuciejczyk-Kerran
Arco Ave., Gibson Heights

EDITORIAL NOTE: Habitat recently cited the value of their houses as only \$40,000. Habitat claims a willingness to rehab, if untrue, this should be removed from their literature and presentations. (See Habitat update.)

OUR MOST BEAUTIFUL CHRISTMAS TREE

by M. BERG

It was Dec. 21, 1951. Sleet had fallen off and on all morning. My husband's pay check barely covered our necessities. So, I worked part time at a laundromat near Whittier and Olive. It did not pay much, but the money helped.

We had six children, three of each. Our second daughter, Betty, had had strept throat in May, followed by rheumatic fever. She was well again, but the doctor prescribed a daily dose of penicillin. This cost \$1.00 a day. My job paid for her medicine with a little left over for clothes. Then, ten days before Christmas my husband developed pneumonia. For 5 days our Christmas preparations were at a standstill. The extra money we had saved for the downpayment on a T.V. was spent on doctor bills and medicine.

December 21st was also my husband's birthday. At noon, the older children came home from school for the holidays. We had ice cream and birthday cake for lunch. Then I went to work.

The weather worsened and, as the temperature dropped, the sleet became an ice storm. About 7:00 p.m. the manager phoned and said to close

the store. The sidewalks were icy and I had to be extremely careful. The gusty wind made it difficult to walk. On Olive Street, the trolley wires were ice-covered. There would be no streetcars that night.

As I walked toward Euclid Ave., I saw a large Christmas tree in the deserted street. At first I walked past it, but we didn't have a tree and so I went back and picked it up. I could barely carry it. The tree was taller than I. My hands and feet were freezing, but I reached the bus stop on Euclid. The driver allowed the tree on the bus, so long as I kept it away from the other passengers. When I finally reached home, my hands were too frozen to find my key, so I leaned on the doorbell. My six children came running. When they asked where I got such a beautiful tree, I said Santa Claus gave it to me.

The next day was still cold and icy. My boss phoned and told me to stay home. My husband felt well enough to sit on the sofa and watch us decorate the tree. It was the most beautiful tree we ever had.

live in, to make and enjoy homes within, to nurture families within. Ownership of one's home helps secure the realization of this important value for one's family. There are many people unable to own a home. Further there are homeless people with no stable place to live in.

Habitat successfully creates the opportunity for families, otherwise without decent options, to own a durable, functional house. They accomplish this by making \$55,000 houses with quality materials and proven construction technique. They are "low income" only in the sense that they are available to families who can't afford \$80,000 houses on standard terms.

ATHLETIC or ACADEMIC

Mayor Vincent Schoemehl developed an athletic program which he said may be one of the solutions to some of the drug dealings our children and teenagers use as a day-to-day job. That is fine, but what is needed are more academic programs. Programs that teach trades. Something that will give them a better prospect in life, a better outlook. A program that will teach what life is all about, so they can take on responsibility.

Parents must take control of their children. and stop just standing in the shadows. It is time to shed some light on our young people's future. Remember, our future comes from our past. We must enforce our past to enhance our future.

Roger Fields
Gibson Ave., New Boyle

CARTOONS TO STAY

Positive reader response to cartoons in NEWS & VIEWS has assured their continued appearance. Although space is limited, the editors feel the cartoons add an important new dimension.

The old adage is true; A picture is worth a thousand words. In addition to saving words, cartoons produce a powerful visual image that words alone can not. This was well appreciated by Boss Tweed, a corrupt New York politician of the last century, who said, "My constituents can't read, but they can see them damn pictures."

Cartoons also entice people to read articles. Several readers told N&V they only read HOUSING CORP. NEWS in the October edition because of the editorial cartoon, a house crumbling under the weight of numerous social programs. As with articles, cartoons make us react and think.

LETTERS TO FPSE

Name, address and phone number should accompany all letters. Some editing for length and clarity may be required. Send to: FPSE 4420 Arco Ave., St. Louis, Mo. 63110

HABITAT - REAL PROPERTY VALUES

I am struck by Chauffe's exceedingly narrow evaluation of the "appropriateness" of Habitat houses. His only criterion appears to be whether the houses would support resale values.

Property has real value beyond its economic value. Fundamentally houses are for people to