

Re : 06.22.2023: Neighbor's Use of Staff Parking Lot

From: Elizabeth McPherson (emcpherson@mcknightcrossings.org)

To: bstevens@shandselbert.com

Cc: bret\_blackford@yahoo.com; dave-n-amy-weiler@juno.com; donaldfitzgerald@att.net

Date: Thursday, June 22, 2023 at 07:26 PM CDT

I appreciate you recognizing this, Bret and Brad. This issue consumed a good part of my week. I will forward your thanks to Jeff.  
--Elizabeth

On Thu, Jun 22, 2023 at 5:30 PM Bradford L. Stevens <[BStevens@shandselbert.com](mailto:BStevens@shandselbert.com)> wrote:

Ditto Bret's remarks!

Bradford L. Stevens

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**From:** M Bret Blackford <[bret\\_blackford@yahoo.com](mailto:bret_blackford@yahoo.com)>

**Sent:** Thursday, June 22, 2023 4:28 PM

**To:** Elizabeth McPherson <[emcpherson@mcknightcrossings.org](mailto:emcpherson@mcknightcrossings.org)>

**Cc:** Bradford L. Stevens <[BStevens@shandselbert.com](mailto:BStevens@shandselbert.com)>; Dave Weiler <[dave-n-amy-weiler@juno.com](mailto:dave-n-amy-weiler@juno.com)>; Don Fitzgerald <[donaldfitzgerald@att.net](mailto:donaldfitzgerald@att.net)>; Bret Blackford <[bret\\_blackford@yahoo.com](mailto:bret_blackford@yahoo.com)>

**Subject:** : 06.22.2023: Neighbor's Use of Staff Parking Lot

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Elizabeth,

Many thanks for you and Jeff Kryder talking with the neighbor. This was not easy and I appreciate the way it was handled.

--- Bret

ps

Found this info ... <https://www.propertyiq.com/mo/saint-louis/1362-n-rock-hill-rd/63124-piq142997049>

owner is **Robert & Catlin Dallavalle**

On Thursday, June 22, 2023 at 03:12:36 PM CDT, Elizabeth McPherson <[emcpherson@mcknightcrossings.org](mailto:emcpherson@mcknightcrossings.org)> wrote:

Here is my documentation of Jeff's conversation with Robert, our neighbor at 1362 N. Rock Hill Rd.

I had Jeff review it, once I was finished, to verify all statements were accurate.

--Elizabeth

On Thu, Jun 22, 2023 at 1:04 PM M Bret Blackford <[bret\\_blackford@yahoo.com](mailto:bret_blackford@yahoo.com)> wrote:

Elizabeth,

I do not feel mailing is necessary. Would like to hear the neighbors list of issues, so please forward those along when you get a moment to type them up.

--- Bret

On Thursday, June 22, 2023 at 11:41:53 AM CDT, Elizabeth McPherson <[emcpherson@mcknightcrossings.org](mailto:emcpherson@mcknightcrossings.org)> wrote:

Jeff K. *hand delivered* the letter to "Robert" our neighbor at 1362 N. Rock Hill Rd.

They had a discussion. From Jeff's account, it went fairly well. However, there are several **items that our neighbor takes issue with**, and Jeff heard all those.

When Jeff came back, he communicated to Tom and I how the conversation went, and what points were discussed.

I will document what I heard from Jeff.

Can we call it good as far as delivering the letter?

I feel mailing the letter would be "overkill" since Jeff personally handed our neighbor the letter. I don't want to appear too aggressive.

Your thoughts?

--

Elizabeth McPherson

Office Administrator

McKnight Crossings Church of Christ

--  
Elizabeth McPherson

Office Administrator  
McKnight Crossings Church of Christ



June 21, 2023

Dear Neighbor at 1362 N. Rock Hill Road,

I am informing you that we can no longer allow you, your maintenance worker, or any other service provider or guest visiting your home, to park on our private property, particularly as it pertains to the staff parking lot accessible from North Rock Hill Road.

I am aware that Jeannie Britzmann may have given you informal permission to park in our staff parking lot. However, due to increased needs for parking space by our staff and ministries, as well as recent occurrences in the lot that have resulted in extensive and costly damage to our vans, we are reserving the right to manage and control the use of our back parking lot more diligently.

The back parking lot of McKnight Crossings is specifically intended for employees, church members, and ministry guests. The church cannot accept responsibility for unauthorized vehicles parking in our lot. It has therefore been decided by our leaders that effective immediately, this 21st day of June, 2023, any vehicle parked in our back parking lot whose owner does not have *direct* business with the church will be considered unauthorized and illegally parked and dealt with accordingly.

We are prepared to take measures against unauthorized parking, but it is our hope and belief that you, as our neighbor, will kindly comply with this request, and ensure that you, your maintenance worker and any other service provider or guest to your home no longer parks in our staff parking lot, whether that be in a parking space, in the grass, or along the drive of our property.

Also, and in relation to the back lot, we request you first contact the church office before using the church's dumpster. We are usually at capacity and need to manage our usage.

Thank you,

A handwritten signature in black ink, appearing to read "Elizabeth McPherson".

Elizabeth McPherson  
Office Administrator

June 22, 2023

On this day, Jeff Kryder, senior minister, walked over to our neighbor at 1362 N. Rock Hill Rd. and hand delivered a letter that was written by Elizabeth McPherson, office administrator, requesting the neighbor, his handymen, and any other service provider or guest of the neighbor cease parking on McKnight Crossing's back lot. In addition, we are requesting that the neighbor, before accessing our commercial dumpster, first contact the church office to ask permission.

Jeff said the neighbor seemed to appreciate him coming to approach him personally about the issues. He said his name was "Robert," but mumbled his last name unintelligibly. He has lived in that house for 42 years, so Jeff suspected that many of the issues, feelings, and practices held by our neighbor pre-date the re-model and even installation of the back parking lot in some cases.

The neighbor said that he liked Larry [York], probably because Larry was very flexible. He said he doesn't much care for Tom and the interactions he's had with him.

Jeff indicated that the purpose behind the letter was to be "neighborly." And that part of being good neighbors is outlining boundaries so we can respect each other's property. Jeff mentioned the issues we've been having with the lot: not enough parking space, two separate incidences of serious damage to our van.

He vehemently denied causing damage to our van, which Jeff dissuaded the neighbor from thinking we were accusing him of such. Rather, we are just trying to secure the back lot and prevent further occurrences from happening by taking more control of who parks there and what activity is allowed back there. The neighbor said they [his workers] would no longer park in our lot.

The neighbor then proceeded to mention several things that he was concerned about: one being the brush pile on McKnight's property that Tom has told the neighbor not to add his items to, as it becomes rather unsightly when grown to such a large size. The neighbor contends that it has *always* been understood that ALL the neighbors down North Rock Hill Road could add to McKnight's brush pile, and that actually they [the neighbors] are doing the City of Ladue a favor by making this process more efficient. Robert said that several of the neighbors currently use the brush pile, but he was asked not to.

Robert also mentioned that he has repeatedly observed people coming in with their pickup trucks and using the dumpster, but only he, the neighbor, has been confronted about it.

He also brought up the fact that periodically there are unknown cars parked in our back lot for extended periods of time, and that makes him feel unsafe due to the close vicinity of our parking lot to the side of his house. [Recently, Nathan's vehicle was parked in the southwest corner of our lot for the entire week, as he drove the van to the middle school mission trip and then to Camp Ne-O-Tez for High Teen week.]

In addition, he said he was disappointed when we took down the lamp post that was on our property close to the street. He wondered why we did that. It offered some extra lighting on a very dark street.

Then Tom brought up one other issue that the neighbor did NOT mention in his conversation with Jeff; and that is, the neighbor does not like that the gumball tree on our property causes many "gumballs" to fall onto his property, and he has to clean them up. He asked that we get rid of that tree. One time, Tom even went over with a leaf blower and blew the gumballs out of the neighbor's yard to appease the neighbor.