



Autumn Lakes Gazette

Established 9/85

September 2013

XXIX No. 5

Board of Directors

Association Management Corp.

Laura Farkas 770-9442 *President*
 Shah Smith 960-6620 *Vice President*
 Bill Doerr 739-1767 *Secretary*
 Jay Black 269-7109 *Trustee*
 Larry Padberg 209-7576 *Trustee*

Allan Seals, *President*
 3153 Fee Fee Road
 Bridgeton, MO 63044
 Office Hours M-Th 8:00-5:00
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 24 Hour Phone: 291-1450

Statement from the Board

The Board received a letter from some residents addressing their concerns about the lake dredging project. There was also a list of questions which had all been addressed in the Association meetings during the year. The trustees recommend that residents attend the Association meetings where information of this type is shared. Association meetings give residents an opportunity to ask questions of the trustees and Keith McCracken of Association Management. Residents can also contact the trustees with questions and concerns.

PrideMaster completed the lake dredging and gabion stone replacement on Wednesday, September 25th. Cut Rate took care of seeding the damaged lawn and temporary road areas on September 26th. Since then we've been waiting for rain to fill the lake.

The Board's plan to complete the lake project includes:

- We are taking steps to assist nature to fill the lake, but we need rain to complete the effort.
- When there is water covering the plant growth in the lake, the maintenance men will transfer some primrose and cattails to the upper 'lake' wetlands area.
- The remaining lake plant growth will be treated by Aquatic Control as part of a new contract for maintaining the lower lake.
- Next spring, the lake will be stocked with fish as we have done in the past. A new fountain will be installed in the lake. This will complete the lake project.

The Board also wants the lake to be as beautiful as possible and expects that it will be again when the project is complete.

The trustees elected by the residents and the Association meetings are the best ways to get your questions and concerns addressed.

The Board needs your help! November will be the last newsletter that Laura writes. We need one or more volunteers to take over writing the Autumn Lakes Gazette.

The Autumn Lakes Gazette is the official notification for Association activities. It includes the Association meeting minutes, rules changes, and activities for the subdivision.

If you are interested please contact Laura Farkas at 314-770-9442 or one of the other trustees. Laura will be glad to answer any questions you have.

September 18, 2013 MEETING MINUTES

President Laura Farkas called the meeting to order at 7:00 p.m. at the clubhouse. Laura opened the meeting with the introduction of board members, Keith McCracken and Rob Edelson of Association Management. Shah Smith was out of town.

Association Management Report by Keith McCracken

As of 8/31/13 Autumn Lakes Association (ALA) had assets of \$183,349. Total income YTD was \$147,293. Total budget line item expenses YTD were \$108,939. The Association is \$573 over budget on income and \$1,867 over budget on expenses. Reserve expenses through 8/31/13 totaled \$106,774 for retaining walls,

tree trimming, pool repairs and the lake dredging project. A loan of \$164,000 is outstanding for the lake dredging.

Autumn Lakes Condominiums (ALC) as of 8/31/13 had assets of \$215,383. Total income YTD was \$520,983. Total budget line item expenses YTD were \$422,609. ALC is \$17,351 over budget on income YTD. ALC is \$18,227 over budget on expenses, primarily due to snow removal expenses. This balances out to be \$875 over budget YTD. Reserve expenses YTD totaled \$78,434. Reserve expenses were for retaining wall replacement, concrete work, painting, tree work, and

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soffit and trim repairs in multiple locations.

Repairs from the May 31st storm are still in progress. The most damage occurred at 3030 Autumn Shores Dr. where a large oak tree was blown onto the roof by the 100+ mph winds. Some roof damages occurred on a few other buildings as well as a chimney chase blown off, siding damage, skylight damages, chimney and furnace caps blown off and a privacy wall was blown down on Autumn Trace Ct. The privacy wall has been restored, the chimney chase has been rebuilt to the new codes, the chimney and furnace caps have been replaced and the roof repairs are to be completed over the next few weeks. The entire rear roof at 3030 Autumn Shores Dr. is being removed and 11 trusses must be replaced. Due to code upgrades and a non-conforming skylight installation this job has taken longer than expected.

Due to the major tree damage and removals caused by the storms and disease these past two years, the maintenance crew has been purchasing and planting trees throughout Autumn Lakes. Several more trees are scheduled for planting this fall and are currently in progress. The second and final shrub trimming is scheduled for the last week of September and the first week of October. The center lake's fountain has been repaired with a new motor.

As always, please call 314-291-1450 if you have a work request or question. Or e-mail us at Association3@juno.com.

Bridgeton and Westlake Landfill Issues

Jay Black told the group that there are two meetings a week with several of the Autumn Lakes' residents heavily involved. There is the local Community Action Group which meets at the International Union of Operating Engineers Local 513 in Bridgeton. Erin Brockovich's team was planning to join their next meeting. This is the group that used to meet at Pattonville High School.

There is also the Community Advisory Group (CAG) which is legally a part of the Environmental Protection Agency (EPA) and meets at the same union hall. This group is formalized as a 501C3 Non-Profit organization. It receives funding from the EPA to help cover expenses. This group has more technical and scientific expertise. Jay said that the governor has been very quiet on the landfill topic. Jay said the governor could declare a state of emergency if the 'fire' doesn't burn itself out or gets too close to the nuclear waste.

The next scheduled bi-monthly Board meeting will be held on Wednesday, November 20th at 7:00 p.m. at the clubhouse.

**Autumn Lakes Gazette
3011 Autumn Shores Drive
Maryland Heights, MO 63043**

Social Committee

Laura Farkas reminded everyone that the AutumnFest was scheduled for Saturday October 5th. Association Management will provide Pappy's pulled pork, brats and hot dogs. The Association will provide drinks, face painting and the DJ. Residents should bring a dish to share.

Start thinking of social events and ideas for 2014. The Social Committee will have a meeting in early December where ALL residents can provide input and help set the schedule and events for 2014. Date to be announced at the next meeting.

Website Report

Laura Fisher reported on her findings for the proposed Autumn Lakes website. She has received input from the residents about what the website contents should include. She provided setup and cost information for two companies who would build the website then support it.

Marjorie Stoecker identified the company that supports her group's website for consideration. Keith McCracken has also provided information and a website for the trustees to see for the company that supports several of Association Management's subdivisions.

The trustees ask that any residents who know of companies that would provide good, inexpensive web service should contact Shah Smith at 314-960-6620 with the information. The trustees will be contacting the companies to determine who could best support our website.

Resident Open Forum

A resident suggested that the trustees reconsider their decision against enclosing the basketball court to be setup as a dog park. Several other residents commented that the space was too small to be usable as a dog park. The trustees decided to keep the basketball court for use by the residents.

With no further comments, Larry moved for adjournment, seconded by Bill and the meeting was adjourned.

Executive Meeting

The trustees had asked Keith to investigate alternatives for our pool, such as a salt water pool. Keith had some information on using sphagnum moss to reduce the amount of chlorine needed to maintain the pool. He will get more information about the salt water conversion

