



Autumn Lakes Gazette

Established 9/85

January 2015

XXXI No. 1

Board of Directors

Laura Farkas	770-9442	President
Jay Black	269-7109	Vice President
Sonya Ptah	540-0467	Secretary
Andrea Crouch	344-9063	Trustee
Larry Padberg	209-7576	Trustee

AL Website: autumnlakesstl.com

AMC Management LLC

Mickey Montee, President
3153 Fee Fee Road
Bridgeton, MO 63044
Office Hours M-Th 8:00-5:00
Fr 8:00-4:00
24 Hour Phone: 314-291-1450

JANUARY 21, 2015 MEETING

Laura Farkas opened the meeting and introduced the board. Andrea Crouch was absent.

Norm Rhea, City Councilman was also introduced. He brought brochures for home improvement suggestions that contain helpful information about permits needed for Maryland Heights.

Questions were presented to Norm about the impact of decreased casino revenues on Maryland Heights. He replied that proposed projects such as a sound wall have been on hold due to State budget cuts.

- Maryland Heights is financially sound with over \$30 million in funds available. Maryland Heights has been cautious about the use of the money.
- Norm mentioned several new businesses (bakery, brewery) moving into Maryland Heights.
- The new community center will begin construction this year.
- The Autumn Lakes Board meets with the mayor and other MH subdivision trustees once a quarter.
- A resident made a request for more street lights. Norm explained that Maryland Heights owns the street lights. Jay suggested a committee to take a look at the lighting and recommend changes to the city.

Association Management Report by Keith McCracken

Autumn Lakes Association as of 12/31/14 is \$547.88 better than budgeted on income for the year and \$10,468.80 over budget on expenses.

Autumn Lakes Condominiums as of 12/31/14 is \$8,001.65 better than budgeted on income YTD. The Condo Association is \$37,613.77 over budget on expenses, primarily due to snow removal, new pest control contracts, tree

removal expenses, insurance rate increase, water and sewer.

The maintenance crew has been very busy cleaning gutters on all 52 condo buildings. They have completed the fall gutter cleaning. Screens have been purchased and are being installed at several problem areas.

The asphalt driveways and parking lots were sealed in October and will be scheduled again for sealing in 2017. Several locations were repaired as well.

The Spring leaf clean-up will be done the week of March 2. The lawn service will also pick up the leaves at the curb for the 18 houses.

No mulch will be put down at the Condo units in 2015. We mulch every even numbered year or every two years.

The lake fountains will be re-installed in March as they are removed, cleaned and stored every winter to avoid damage from the freezing temperatures.

Residents are required to keep their units in good repair. Plumbing issues such as faulty faucets and leaky toilet tanks can waste hundreds of gallons of water a day and increases the water and sewer bills. When an excessive water bill is received, the Association will investigate. The unit owner will be responsible to see that any faulty fixtures are repaired.

Residents considering any improvements to their units are required to obtain all necessary permits from Maryland Heights. This assures that the work will comply with all building codes. Any exterior improvements or structural improvements or changes including windows and doors must also be approved by the Board prior to any work being done.

It is recommended that the electric smoke detectors in

Autumn Lakes Gazette
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Maryland Heights, MO 63043

Ways to build a stronger Autumn Lakes Community:

- Run for the Board in May
- Assist on the Social Committee
- Join NEXTDOOR.COM

your unit be replaced every 10 years. We recommend that you call **First Alert at 1-800-392-1395** and order **BRK Electronics model #9120B**. They are also available on Amazon.com in 6 packs for \$66.53 (Search 9120B6CE). Your handyman can install them or you may call AMC Management and have them installed for a nominal fee.

As always please call 314-291-1450 if you have a work request, questions or concerns or email us at: association3@juno.com.

Board Reports

Laura Farkas reminded all of the AL website:

autumnlakesstl.com

The website is used to inform residents of upcoming events, gazettes, rules, FAQ and contact us page.

- **Trustee terms ending in May are Laura Farkas and Larry Padberg.** Owners interested in running on the May ballot for the board must be a resident in good standing and complete an informational sheet to be submitted prior to the elections with name, address, how long you've been a resident and why you want to be a trustee. These forms will be sent with the ballots to aid residents in voting.



Thanks to Marjorie Stoeker for preparing the gazette last year! She has moved on to other work. Christine Melton will be our new gazette creator. Jay Black commended Rob and Dave on gutter cleaning. Their services saved the association quite a bit of money.

Bridgeton/West Lake Landfill Report by Jay Black

Jay Black reported that the EPA has still not determined a path to construct the Isolation Barrier Trench that is to separate the Sub Surface Smoldering Event (SSE) from the Radiological Impacted Material (RIM). Tests so far conclude that RIM is widely distributed throughout the landfill and is found in the previously projected path.

The EPA replied in a letter dated January 15, 2015, that because RIM was located outside the boundaries previously defined, the EPA would oversee the owner and parties to perform additional sampling. In addition, the EPA would like to discuss the use of previously collected core samples to construct a simulated model of the landfill and determine what effect the SSE heat would have on the RIM. The EPA's Office of Research and the Army Corps of Engineers will coordinate this with Republic Services and parties over the next several weeks concurrently with the characterization of the soil for the Isolation Barrier Path.

Jay also reported that EPA testing of air samples taken from May – December 2014, shows that the air is safe; this from a phone call by Director Dr. Karl Brooks EPA, Region 7, to the media. In a media statement, Dr. Brooks, "acknowledged unacceptable odors from the landfill, but he emphasized the air in Bridgeton was no different than similar areas, and radiation was not present in the air".

Autumn Lakes Lake Treatment Report by Jay Black

Now that Autumn Lakes has a jon boat, we will do our own lake treatments. Rob and Dave will be able to aggressively perform lake treatments beginning, weather permitting, as early as late February. Treatments will involve close-contact spraying with an approved systemic (root) herbicide followed with a leaf defoliant. The sprayings will be frequent and early to prevent a "rapid bloom invasion" of the duckweed and primrose. Stay tuned!

Notes from the Executive Committee:

- Orkin will be installing sensors (for free) around the buildings that do not already have termite prevention contracts. These sensors have a red indicator that will

pop-up if termites are near the building. Rob and Dave will be watching for the red indicators, or residents can contact the office if they notice the raised red indicators around their building.

- In the past American Family Insurance had the Autumn Lakes Master Policy and waived the \$10,000 Loss Assessment for owners who also had American Family insurance. The trustees want to warn residents that the Autumn Lakes Master Policy is no longer through American Family, so residents with American Family Insurance should contact their agent and make sure their coverage includes the \$10,000 Loss Assessment coverage.

Social Activities Report by Laura Farkas

On 1/13/15 the Social Committee held a planning meeting for 2015 events.

Tentative plans include:

- **APRIL 11-** Wine tasting (limited availability, RSVP event)
- **JUNE 6 –** AL Garage Sale and Vendor/Craft Fair in the Clubhouse.
- **JULY 19 -** Ice Cream truck
- **SEPTEMBER 26 -** Autumn Fest
- **OCTOBER 17 OR 24 -** Beer Tasting (limited availability, RSVP event)

Laura mentioned that the committee is looking for new participants. She has resigned her position as chair of the social committee.

Thank you Laura for your years of service!

Christine Melton has stepped up to chair the committee! We hope you'll join her in creating some new events and bring fresh ideas.

Open Discussion for Residents

It was suggested that the Social Committee consider a welcome letter to new residents or a post card to the building. Cost is a consideration.

Special note: Kids have been seen throwing the rocks that we need to maintain the lake shore into our lakes. Residents should take pictures and call the Maryland Heights police to help stop the problem.

The next Autumn Lakes Association meeting will be held on 3/18/15. ALL Autumn Lakes RESIDENTS are invited to attend.

VENDOR/CRAFT FAIR:
June 6, 2015 — 10 am to 2 pm
(Same day as AL Garage Sale)
WE WANT YOU!
Autumn Lake Residents: Do you have a business you would like to showcase in the AL Clubhouse? (Jordan Essentials, Pampered Chef, DOVE Chocolate, Health & Wellness products, Crafts)
Call Christine at (314) 560-5705 for details and to **reserve your space!**
Deadline: March 30, 2015
\$15 per Vendor: Electricity and some tables available. **CALL TODAY!**

Have your heard of NEXTDOOR.COM?

It's a great community network with news from your neighbors (recommendations on handy work, plumbers, lost pets, groups getting together).

Call Laura Farkas if you want to sign up!