



# Autumn Lakes Gazette

Established 9/85

## July 2021

XXXVII No 4

### Board of Directors

**Shah Smith** 960-6620 *President*  
**Laura Farkas** 770-9442 *Vice President*  
**Jennifer Morgan** 344-2928 *Secretary*  
**Jay Black** 269-7109 *Trustee*  
**Richard Ornberg** 817-357-2633 *Trustee*  
**Christine Melton** 560-5705 *Gazette editor*

### AMC Management

**Mickey Montee, President**  
**3153 Fee Fee Road**  
**Bridgeton MO 63044**  
**24 hour phone: (314) 291-1450**  
**Office Hours M-Th 8:00-4:00**  
**Fr 8:00-3:00**

**Architecture committee: Richard Ornberg, Shah Smith**

**Landscaping committee: Jay Black, Andrea Crouch, Retta Morcom, Cheryl Eggert**



### Autumn Lakes Meeting

7/21/2021

**Association Meeting** – The July Association meeting was held in person at the Clubhouse. Please check the Autumn Lakes website at <http://www.autumnlakesstl.com> for more information about when/where Association meetings will be held and links to virtual meetings.

**AT&T Installation** – AT&T is working on installing fiber optic cable for AT&T TV streaming and high-speed internet. Jody Crossno from Cannon Utility Services addressed the Association meeting about the installation process. Construction is expected to start the last week of July and anticipates wrapping up by the end of September. There will be fiber optics boxes installed where there are stakes with pink flags. Once the network is charged up by AT&T, AT&T will advertise when service is available so that residents can sign up if they wish. The construction company will backfill holes as they work and then will come back to seed and hay after the backfill has settled. For more information or issues, please contact AMC Management.

### Trustee Reports

**Social Committee** – Shah announced that Christine Melton has stepped down as the Social Committee Chair. We'd like to extend our thanks to Christine for all her hard work, talent and dedication in leading a fantastic committee and helping Autumn Lakes be a fun place to live. If you or anyone you know would like to serve on that committee or help chair the committee, please contact Shah Smith.

**Personal Use of Common Grounds** – Please be mindful that while the grounds around the condominiums are considered common grounds, certain areas are defined as a resident's "personal use" area consisting of their driveway and areas around their walkway, porch, patio and decks. Many owners provide their own landscaping in these areas. **When walking your pets, please do not allow them to wander into personal use areas.** When walking on the larger common ground areas, do not walk up close to someone's unit. Allow them the privacy you would expect yourself.

**Dog Issues** - We have recently received a number of complaints about dog owners not picking up after their pets. Owners should have a bag with them when walking their pets and are required by City ordinance and Autumn Lakes rules to pick up promptly after their pet. Failure to do so can result in penalties from the City and the HOA.

**Parking** - Please let your guests and contractors know that they shouldn't be parking in non-parking areas. If they block driveways or park in marked non-parking areas, this may obstruct emergency vehicle access. The police can ticket and tow those vehicles.

**Autumn Lakes Website:** Just a reminder that we have a great website full of information about Autumn Lakes. For example, you can check the website at <http://www.autumnlakesstl.com> for more information about when/where Association Meetings will be held and links to virtual meetings. Also on the website is a "Contact Us" feature where you can fill out work orders for any work needed or ask questions. Owner Information Forms can now be completed or updated on the website as well. Owner Information Forms are required each spring but should be submitted whenever there are changes in residency, phone numbers, or email addresses. This is also how you can notify the AMC office you want to receive the gazette via email.

**Illegal or Suspicious Activities:** Have a noise complaint? Or have you seen illegal or suspicious activity? Please note, residents should contact the Maryland Heights Police for concerns about noise complaints, illegal or suspicious activities or other legal problems **FIRST**. If the problem is not an emergency, use the non-emergency number 314-298-8700 to report your complaint.

The Board can't handle Maryland Heights offenses, so you need to contact the police when they occur. You can let the trustees know after the fact. If the police file a report, get an incident report #, and let the AMC office know. After the second police report, the board will address it with the homeowner on a formal basis.

**City Wide Yard Sale** – Maryland Heights is hosting a **city wide yard sale on September 25th**. Residents can sign up on Maryland Heights website to register to either set up a booth at the Community Center or be placed on their map as a participant in your own yard. We will also be putting out notices.

**Ash Tree & Oak Tree Status** – We cancelled ash tree treatment this year due to unexpected budget issues. Oak trees have an oak gall problem throughout STL County. Maryland Heights and the association are evaluating and removing trees as necessary. Just as a reminder, Maryland Heights owns the trees along the street curb between the sidewalk and street.

**Quarry Blasting Meeting** – Maryland Heights hosted a meeting between the quarry owners, regulatory services and residents in June about the quarry blasting. According to the owners, all readings of the quarry blasting are within regulatory limits. The residents did request that they install an air monitor for the dust.

**Just A Reminder About Condo Fees** – Water and sewer costs make up a large part of our HOA fees. When our water bills go up, our association fees also go up to cover those fees. The biggest consumer of water in your homes is your toilets – so if you have a running toilet within your unit, you are “flushing” money down the drain. Please make sure you fix any leaky or running toilets as soon as you can.

### **Committee Reports**

**Architecture:** Replacement of exterior doors, windows and decks requires approval by the board. This year, approval has been granted for several door/window and deck projects. Decks have been installed by the Jones Company, Chesterfield Fence and Deck, (636-532-4054) and Elite Renovations (<http://eliterenov.com/> 314-568-0100). After you decide you want to replace your deck/windows/doors send a request to the AMC office who will forward it to the board for approval. The Board approves requests on the basis of suitability and conformity with the rest of the building, i.e. aesthetics. Select a contractor you like and have them prepare a Maryland Heights building permit application. Final board approval occurs when MH approves the project and awards a building permit.

Deck building material shortages do not seem to be as big an issue as it was earlier but labor might be. The board is approving decks made with composite wood materials and anodized aluminum railing systems in addition to all wood construction.

A list of colors for condo entrance doors has been approved. These colors have been used to paint entrance doors for several years. The Board will now allow owners to paint their front door a different color if they prefer. They should select from the approved colors. All requests must go through the AMC office. There is no charge if the change is made during the regular painting of the building. New entrance/patio doors are painted by the Association as part of our fee structure.

Additional members of the Architecture committee are always welcome, please feel free to contact Dick Ornberg.

**Landscaping:** The Landscaping Committee oversees the plantings in personal space to make sure that those plantings are non-invasive and appropriate for the space. If you are planning to make changes to the landscaping around your unit, please contact AMC to obtain Board approval. Do not plant trees without Board approval.

We have a new member, Cheryl Eggert. Anyone interested in joining, please feel free to contact Jay Black.

**Next Door App:** Just a reminder that the Next Door app is a great tool to hear about what's going on around us, but is not the official communication of AMC or the Board. Please contact the AMC office if you have repairs that need to be made or concerns. Or if you have questions about Autumn Lakes, you can check out the neighborhood website at <http://www.autumnlakesstl.com>.

### **Management Report By Keith McCracken:**

Autumn Lakes Association as of 6/30/2021 was \$837 over budget in income and \$16,728 under budget in expenses. Autumn Lakes Condominiums as of 6/30/2021 was \$18,234 over budget on income and \$32,591 under budget on expenses.

Dave Bakker, the new maintenance supervisor, has a new assistant, Joel Marx, who has been hired as our new groundsman. Joel will assist Dave with maintenance duties at Autumn Lakes. Joel is certified in pool maintenance and is an experienced maintenance technician. Joel has already been busy running work orders with Dave, assisting Dave with the lake fountain maintenance and keeping our pool looking good.

- ◆ Buildings approved for painting this year: 12151 – 12161 Autumn Lakes Drive      All three buildings on Autumn Lakes Court.
- ◆ The two off-street parking lots at 3150-168 Autumn Trace Drive and 3187-3193 Autumn Trace Drive will be sealed this year.
- ◆ 10 asphalt driveways are currently being considered for replacement. Bids have been received and are being reviewed.
- ◆ 5 sidewalks, 2 driveways and 1 porch (all concrete) are being considered for replacement this summer. Bids have been received and are being reviewed.

We have Masonite siding in stock for repairs. The painter will replace as needed on the buildings when painted. All siding repairs are being handled via work orders.

The second shrub trimming is scheduled for this fall.

Check with the City of Maryland Heights to be sure your contractor has all required permits for any work being done on your unit. Contact AMC to obtain board approval PRIOR to replacing or modifying decks, windows, doors, storm doors, awnings, garage doors or patios.

A reminder that Autumn Lakes does have an RV Lot for residents. Available spaces are limited and must be reserved through the Management office. Trailers, boats and RV's are not to be stored in driveways or on the street.

As always please call 314-291-1450 if you have a work request, questions or concerns or email me at keith@amcassociation.com.

#### **Councilman Report:**

Norm Rhea provided a short update on what's going on with Maryland Heights.

- **Maryland Park Distribution Center at River Valley Dr** - The owners are looking to re-zone the area to develop office flex, light industrial, and office distribution uses.
- **Sustainability Center at old Jaeger Nursery** – The Sustainability Center is a partnership between the property owner, Waste Connections, and the City of Maryland Heights to create a campus focused on urban agriculture and renewable energy. The project will include greenhouses, a retail garden center, offices and meeting space for educational programs, a pavilion, a community garden, and trails. Grading plans are currently under review.
- **Tri Star West Port** – Westport Logistics Center represents up to 1.4 million square feet of office flex/office distribution on 136 acres at 15737-15888 River Valley Drive and 810 John Pellet Court. The zoning for this project ("PDM" Planned District - Manufacturing) is approved. Building permit is still under review.
- **Home2 Suites at old Northport Office Building**– Sina Hospitality proposes to redevelop the former Northport Office Building site with a 115 room Home2 Suites by Hilton extended stay hotel. Waiting for site plan and building permit request.
- **Creative Testing Solutions on Riverport Dr** -- Creative Testing Solutions, in partnership with the American Red Cross, is constructing a two-story 124,000 square foot laboratory/office building with a two-story parking garage. Staff is currently reviewing the site improvement plans.
- **KBG on Sport Port Rd** – KBG, Inc. intends to develop a business park with approximately 1.4 million square feet of office flex/office distribution buildings. The Planning Commission approved a one-year extension to commence construction.
- **Tony's Donuts** – Tony's Donuts owns the property located at 11525 Dorsett Road (and a portion of 11517 Dorsett Road) and wishes to renovate the existing building and site to establish a fast food restaurant with drive-through service and outdoor seating. Building permits have been issued.

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## **Residents Questions & Comments**

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**Comment:** A resident thanked AMC Management and the Board for their loyalty to the subdivision and the great job they do keeping it looking good, and costs as low as possible.

**Q:** A resident asked if the AMC is showing under budget, why was the ash tree treatment cut from the budget.

**A:** The budget reported at Association meetings is the budget as it stands year to date. There have been several unplanned expenses, such as a new fountain, that have come up that have not hit the budget yet. To maintain a balanced budget, the board weighs unplanned expenses against line items and makes determinations on what can be adjusted to maintain a balanced budget.

**Q:** A resident asked how much does it cost to remove snow?

**A:** Typically, AMC pays the snow removal company by the inch of snowfall. Ice removal also depends on the amount of chemicals used to remove it.

**Q:** Is it true that you don't need a permit to replace floorboards on a deck?

**A:** No permit needed to replace just the floorboards but make sure you screw them down.

**Q:** Any word on the MODot culvert?

**A:** Drainage off the highway is still a problem. City engineer was working on it. Culvert was partially dug out and the area is a bit drier than before. Other bigger drainage problems have recently taken precedence over Autumn Lakes.

**Q:** Did residents know that Maryland Heights will pick up dead limbs from the storm?

**A:** Maryland Heights will pick up dead limbs with yard waste pick up. Don't forget to put in a work order if you see any issues with trees or with buildings.

**Hail Storm** – AMC has had the roofs checked after the most recent hail storm and it appears there was no major damage.

**Clubhouse** – Just a reminder that the clubhouse is now available for rental. Check out the website for rules and costs.

**Want To Be A Board Member?** Board Members are volunteers and are always looking for new members to help make the neighborhood a great place to live. If you are interested in more information, please contact a Board Member.

#### **HELP SAVE MONEY on AL Gazette**

Receive it via email! Just let the AMC office know and they'll add you to the email distribution list.

# WANTED:

## NEW Chairperson for the Social Committee!

From Christine Melton:

“It has been my pleasure working with all the committee members to create AL Social events. It’s time for me to turn the reins over to someone else. I thank you for your wonderful participation and attendance.

The subdivision activities are important, so please keep them going.

Contact Shah Smith or Laura Farkas to help make some events happen and/or step into the Chair position. I’ll see you at the next event!”

- Christine Melton



## Storm Sewer Signs by the Girl Scouts

A big thanks to Girl Scout Troop #4184 out of Holy Spirit Church for marking the storm sewers with MO Operation Clean Stream and MO Botanical Gardens signage.

Because anything that is dumped into storm sewer goes into our lakes, this signage is very important educational information for our residents.

Remember, everything that goes into our sewer drains goes into our AL Lakes. Be mindful of our water. Be mindful of what you waste, especially plastic.



**Always find time for the things that make you happy to be alive.**



**The next Autumn Lakes Association meeting is scheduled for 9/15/21 at 7 pm.**