



Autumn Lakes Gazette

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Board of Directors

Richard Ornberg	817-357-2633	President	Smith Management Group (SMG)
Laura Farkas	314-770-9442	Vice President	1630 Des Peres Rd
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Social Committee Chair: Shah Smith			Emergency Service: 314-968-7850
Architecture Committee: Richard Ornberg, Shah Smith			
Landscaping committee: Laura Farkas, Andrea Crouch, Retta Morcom, Cheryl Eggert			



Autumn Lakes July Meeting

7/20/2022

Trustees in Attendance: Dick Ornberg – President, Laura Farkas – Vice President, Jennifer Morgan – Secretary, Retta Morcom - Trustee, Shah Smith – Trustee. Mindy Phillips and Angela Johnson from Smith Management were present. Norm Rhea, City Council Representative was also present.

SMG Management Report – Mindy Phillips gave a brief report from Smith Management on finances (income and expenses) to date for both Autumn Lakes Condominiums and Autumn Lakes Association.

As of end of month June ALC’s income was \$469 over budget and the expenses were \$87,508 under budget. ALC had outstanding Residential Assessments Receivables of \$32,634 (mostly delinquent assessments). As of end of month June ALA’s income was \$37,094 under budget and the expenses were \$74,198 under budget. ALA had outstanding Residential Assessments Receivables of \$11,076.

Mindy also shared that they have completed approximately 98 work orders since the first part of March. 43 work orders are still open or under review, most of them waiting on outside vendors.

Smith Management has transitioned to a new management platform called TownSquare. Owners can access their account information via the TownSq app. The platform also allows owners to make payments and enter work orders. Owners did receive a letter about the new platform, but if they missed it or do not use online services and need more information, they can call Smith Management for assistance.

Angela Johnson also stated that additional staff is being hired for Smith to assist with the workload.

President’s Report: Dick Ornberg provided current information about projects and activities that the board is working on.

Driveways were surveyed last fall for cracks and damage. A trustee review is in progress to prioritize which drives need to be replaced or repaired. Depending on the cost, budget, and vendor availability driveway repairs/replacements will be done this fall.

Similar surveys will be done on walkways, gutters, and tree trimming/removals.

The access card system software has been having issues in assigning new keys. The vendor is being brought in to investigate the situation.

ProPool has informed the Board that the existing sand-based water filters will not make it to next season. Suggestions and estimates for new filters and installation are being prepared by ProPool.

The plaster pool surface is showing its age with numerous areas of loose plaster falling off. Estimates for plaster repair will be obtained after the pool is closed and drained for the season.

Pool Closing after Labor Day, 2022

Due to the problems we are having with the pool— the filters, the plaster, and there **IS** a leakage problem, the pool will close at 10 pm Monday, September 5th for the season. We need to find the leak(s) so they can be repaired, then drain the pool and determine the amount of plaster repair that is needed. We're hoping to get the problems fixed before winter.

The Board met with Lincoln Hancock Restoration (LHR), an Associa company that specializes in handling large insurance claims, for their initial assessment of hail/wind damage on the roofs. From a sample of several buildings, they determined that there was good evidence of hail damage from several storms that occurred last year or before. The next step is to have LHR assess every building and develop a damage report so that we can determine if we should move forward with an insurance claim.

Going forward please use SMG's main number 314-394-4200 when you call their office. Mindy will not be working on our account anymore so do not call her number for Autumn Lakes work orders or questions. There is a new admin working with the front desk staff and our questions need to go through them.

Trustee Reports

Leasing/Rental Agreements: Shah shared information about the leasing amendment that went into effect in 2009. Owners of record prior to Sept 14, 2009 can lease their unit. If ownership changed after that date owners are only allowed to lease to parents or children. The amendment added a leasing restriction to condo ownership in Autumn Lakes which is available to buyers/sellers and their real estate agents to review. New owners must sign an acknowledgement of the leasing restrictions during closing.

Maryland Heights Mayor's Meeting with Trustees: Laura shared information about the meeting that Mayor Mike Moeller held on Thursday July 14th for all of the HOAs' trustees in Maryland Heights. Some of the things that Mayor Moeller shared included:

MH took on all residential Mechanical Electric Plumbing (MEP) inspections, so St Louis County does not get involved anymore.



Meet **Chris Tramme**, Autumn Lakes' on-site SMG Maintenance man. You'll usually see Chris around AL on Mondays, Wednesdays, and Fridays.



In July **Preston Waters** caught a 5.5 pound large mouth bass in our lake. Preston has been seen going to or from the lakes with his pole or fishing in the lakes frequently during the summer.

Congratulations, Preston!

Jim Carver explained that MH has contracted with Ameren to install a solar panel parking canopy over 90% of the Aquaport/MHCC parking lot. This will be the largest solar canopy in St Louis. The power will go into the MH area Ameren grid helping to reduce the price the city pays for electricity. Ameren will be responsible for installing then repairing/upgrading the equipment.

Maryland Heights' Solar Project Groundbreaking on Thursday 9/22/22 at 10 am

Join representatives from the City of Maryland Heights and Ameren Missouri for a groundbreaking ceremony on the solar canopies that will be installed in the parking lot between the Maryland Heights Community Center and Aquaport. Stay tuned for more details!

MH is also considering a separate project of their own to put solar panels on some of the Aquaport buildings as a way to generate electricity for Aquaport. When it is not needed, the electricity will assist with MHCC usage.

Jim shared information about new businesses opening in Maryland Heights.

Neighborhood Garage Sale Date – The city is hosting a city-wide garage sale on September 24. **Autumn Lakes will have the Fall Garage Sale the same day.** Residents of Autumn Lakes are encouraged to participate.

Electronic Recycling – Maryland Heights is hosting an electronic recycling event on September 10th. Residents must register for the event.

Committee Reports

Architectural Report – The following architectural requests were reviewed:

3018 Autumn Shores Drive - skylight replacement approved at owner's cost.

11916 Autumn Lakes Drive – patio door replacements approved at owner's cost.

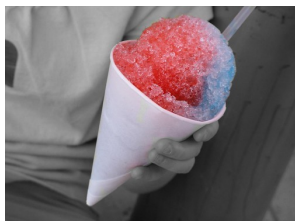
Landscaping Report – Laura provided some information about the Landscaping group:

The new Landscape Request Form is now available on TownSq in Documents/Forms. The request form needs to be completed and submitted to SMG for any landscaping requests. This will give the committee information they need to review your request. It will also give us a record if the owner plantings have been approved or declined.

This fall, the landscapers will aerate and over-seed the subdivision. There may be problems with some of the new ATT Fiber lines if they weren't buried deep enough.

Social Committee Report

Autumn Lakes hosted our first social event since 2020. We had a successful BBQ potluck party on Sunday July 26 from 4 pm to 8 pm. Drinks and BBQ were provided. Meat was provided by SMG. Residents brought a dish to share. Thanks SMG. There were games, trivia and prizes.



MARYLAND HEIGHTS' NIGHT OUT & BBQ POTLUCK

SNOW CONES FROM THE KONA ICE TRUCK

AUTUMN LAKES CLUBHOUSE

SATURDAY, SEPTEMBER 24, 4-8 PM



Come join your neighbors in providing a warm welcome to Maryland Heights' officials and First Responders as we participate in the Maryland Heights' Night Out event. The Association provides the BBQ, drinks and snow cones, you bring your favorite pot luck dish. Dinner at 5, Kona Shaved Ice Truck from 6-7 pm. Children and grandchildren are especially encouraged to come and get a close up look at the emergency vehicles with Maryland Heights give-a-ways for all. We'll gather in the upper parking lot (inside the clubhouse if inclement weather).

Residents Questions & Comments

Open Forum: (Owners were provided questions/comment forms to submit)

Question: A resident asked about the condition of the tennis court and basketball court with the weeds.

Answer: The weeds at the court have recently been sprayed and the maintenance will be taken over by the lawn care company.

Question: A resident asked about the condition of overgrowth in the upper lake

Answer: That lake is very shallow. Solitude was out yesterday to add chemicals and see what else can be done.

Question: An owner expressed concerns about home foundations and drought based on a news article on TV.

Answer: Owners can turn in work requests if they see problems with their foundations. This is also part of the building review process going on currently.

Question: A resident asked who is responsible for emails and phone calls to Smith Management as they don't always get an answer.

Answer: SMG is responsible for answering these. They stated that they are hiring additional administrative help for phone calls and emails. The TownSquare app also helps owners communicate with Smith Management.

Question: An owner asked about gutter cleaning.

Answer: Based on recent work orders, several buildings were missed in the recent gutter cleaning. Pridemaster is returning to make sure any reported gutters are properly cleaned.

Question: An owner asked how the driveways are evaluated and how many are resurfaced annually?

Answer: Usually, the board accompanies the management company in the annual walkthrough of the community each the fall for maintenance and budget planning. The driveways, sidewalks, siding and other maintenance issues are evaluated and rated. The most damaged driveways are then addressed first. Depending on driveway needs and budget allowances the number of driveways repaired varies from year to year. Trustees are reviewing the status of the driveways to prioritize them. Because the board had to do the walkthrough alone last fall, SMG's experienced staff is reviewing the walkthrough report and doing their own evaluation to suggest priorities for other repairs/replacements.

Question: A resident asked if having a trustee who is a Real Estate agent is a conflict of interest? Answer: All trustees are owners, who bring a variety of experience to the board, and have a responsibility to act in the best interest of the community in keeping with the governing documents (indentures).

Question: An owner shared a statement about concerns from residents about the management company and requested a meeting with board members to discuss these concerns.

Answer: The board stated they would take the statement under advisement.

Question: An owner asked when board officers were elected.

Answer: The Association holds annual elections at the May meeting. Owners interested in running for a trustee position submit a short bio in early spring. Owners are mailed a ballot at least 10 days before the May annual meeting or vote in person. Following the first trustee meeting, the trustees decide who will fill the various officer and committee positions. All trustees' votes are equal.

Question: Due to the frequent interruptions, an owner asked if we could use Robert's Rule of Orders to maintain order during meetings.

Answer: A review of meeting norms will be presented at the next meeting.

Reminder Change of Insurance: There has been a change to the Autumn Lakes master insurance plan. The deductible amount has been raised to \$15,000. Owners should talk to their personal insurance agents to change their coverage. The information about the insurance plan is available on the Autumn Lakes website (although it may not appear on phone or tablet aps) and will soon be available on the SMG community website.

WATER, WATER EVERYWHERE!

In July, we had a historical rainfall. Many homes throughout the area, including Autumn Lakes, ended up with water damage of one kind or another. While the best place to get your information and direction is from your personal insurance agent, the following information may be of help.

Not all water damage is the same. Heavy rain can cause creeks or lakes to rise, it can also cause washouts. Any of these can flood your home. In addition, sewer drains and sump pumps can backup or overflow when a heavy rainfall, system failure stops the water from draining as it is designed to do. Because these perils are rarely covered under a standard homeowner's policy, they can present challenges to both your insurance company and your pocketbook. It is important that you talk with your insurance agent to clearly understand what will be covered, in case it happens.

Although they had never flooded before, with these heavy rains there were a few basements in Autumn Lakes that flooded for the first time. Sometimes the water came through the foundation, or over window or door openings. Sometimes it was due to a sewer backup or holes cut into the concrete (i.e. improperly installed tubs and showers on the lower level). Some had failed waterproofing systems.

Some AL condos were built with preventative systems such as drain tiles and sump pumps or sump pits. Others had preventative systems and waterproofing measures added later (often when the lower level was finished). It is the owner's responsibility to install, understand and/or maintain these systems. Likewise, it is the owner's personal insurance policy additions that cover water infiltrating the unit.

What does flood insurance cover? To be covered against flood damage caused by surface water or typical flooding, you must have a separate flood insurance policy. Many people not in predictable flood plains do not have this type of insurance. It can be expensive.

What does sewer backup insurance cover? In general, it is a rider added to your basic insurance and can cover damages caused by sewer backups as well as the cost of removing excess water from your home. It does not cover floods that result from rising surface water or rainwater that leaks into your basement. The sewer backup insurance rider is usually a minimal cost.

If water came up through the basement drain, you probably had a sewer drain backup. If you have insurance to cover this, they should be contacted immediately. Water may recede quickly once the rainfall stops. It's a good idea to take pictures while the water is at its height, to show the water level and damage. A water remediation company should also be called immediately. This is not simply a matter of removing the water and drying out the carpet. Mold can develop quickly in carpet and drywall, and needs to be addressed promptly. If your water heater or HVAC pilot was flooded, it should be serviced by an HVAC company. Getting an MSD ticket assigned is also important when it comes to any possible reimbursement for clean up. Be aware though that reimbursement if given, may take months.

For those with a history of building backups as a result of MSD issues, they offer a special Sewer Separation Program. Through the program, MSD pays for modifications to a property's plumbing to protect against future backups, and provide ongoing maintenance and repair of installed devices. Be forewarned. This can be a long involved process and is geared more towards preventing it from happening again, not fixing an immediate problem. Owners wishing to know more about MSD's program can google Project Clear Sewer Separation program or call 314-768-6260 for more information.

As for preventative measures, it might be helpful to talk with your plumber or waterproofing company. While sewer drain floats can be installed by a plumber, a true waterproofing system, properly maintained, is your best bet.

As an added "water damage" reminder: sinks, dishwashers, washing machines, toilets, showers, and bathtubs can leak or overflow causing damage below. The lack of flashing on a deck above can also end up creating damage on interior walls below as well. A lot of insurance policies won't cover these problems. Be aware that if your unit damages another, you are responsible for your neighbor's damage.

Have you signed up on TownSq Yet?

If you haven't registered for your account yet, you could really help us save money on mailing the gazette by setting up your account on TownSq. TownSq lets you see your account, make payments, submit work orders and requests, and see Autumn Lakes documents and financials. Town Square can also send notifications and the gazettes if you have an email on your account.

Fall Garage Sale on Saturday 9/24

Maryland Heights is having their second annual City-Wide Sale on Saturday 9/24. The Autumn Lakes' Fall Garage Sale will be the same day since there should be a lot of people out looking for deals in Maryland Heights. The sale will be advertised as 8 am until 1 pm. But you can continue your sale as long as you want. We'll have signs at the entrance. We'll put the sale info in NextDoor and on Craigslist. Feel free to put it on your Facebook page.

Thanks for Helping!

Thanks to Sandy Theismann, Kathy Granger, Cheryl Eggert, Sonya Porter, Andrea Crouch, Lisa Kulage, and Sandy Kleman for helping by watering some of the new trees planted by Maryland Heights. These trees were dying or very distressed. Watering twice per week has revived most of them. Luckily, most of the MH trees are doing fine on their own.

**The next Autumn Lakes Association meeting is
scheduled for 9/21/22 at 7 pm.**

