



Autumn Lakes Gazette

Established 9/85

March 2021

XXXVII No 2

Board of Directors

Laura Farkas 770-9442

Shah Smith 960-6620

Jennifer Morgan 344-2928

Jay Black 269-7109

Richard Ornberg 817-357-2633

Christine Melton 560-5705

Architecture committee: Richard Ornberg, Shah Smith

Landscaping committee: Jay Black, Andrea Crouch, Retta Morcom

AL Website: autumnlakesstl.com

AMC Management

Mickey Montee, President

3153 Fee Fee Road

Bridgeton MO 63044

24 hour phone: (314) 291-1450

Office Hours M-Th 8:00-5:00

Fr 8:00-4:00



Autumn Lakes Meeting

3/17/2021

Association Meeting – The Association held the March meeting via Zoom. Future meetings may be held on Zoom – please check the Autumn Lakes website at <http://www.autumnlakesstl.com/> for more information and link.

Councilman Report: Norm Rhea spoke briefly about what new projects are going on in Maryland Heights. He highlighted that over 350 people participated in the Maryland Height's St Patrick's Day celebration. Participants drove by to pick up a corn beef and cabbage meal.

Management Report By Keith McCracken: Autumn Lakes Association as of 2/28/21 was \$152 under budget on income YTD and \$1,496 under budget on expenses YTD. Autumn Lakes Condominiums as of 2/28/21 was \$5,954 over budget on income YTD and \$27,754 under budget on expenses YTD.

Congratulations to Rob Adelson who has been promoted to another position with AMC. AMC will still utilize Rob for emergency service calls at Autumn Lakes. Dave Bakker has been promoted to Supervisor and will continue to serve Autumn Lakes. AMC is hiring a new grounds man to assist Dave.

Dave has been busy trapping and relocating squirrels. Squirrels have done a lot of damage to the buildings, chewing through siding to build nests in the attics and chimney chases. Residents are reminded **not** to feed the birds or wildlife as it creates a nuisance situation and results in costly repairs.

The lake fountains will be re-installed in April. Spring leaf clean-up was scheduled for the week of March 8 and has been completed. The first shrub trimming is scheduled for the last week of May and first week of June. This is a no-mulch year. Mulching of landscape beds is scheduled for 2022.

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.**

Maryland Heights Code Enforcement has been on-site inspecting decks for safety issues and code compliance. Unit owners are being notified if their decks are in need of repair or replacement. There are 15 decks identified by Maryland Heights that needed to be addressed.

Please verify that your deck has proper flashing to prevent water intrusion where the deck is attached to the building. Owners are responsible for decks and flashing of decks. Damage repair costs to the building structure resulting from decks without proper flashing will be assessed back to the unit owner.

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 or patios.

A reminder that Autumn Lakes does have an RV Lot for residents. However, available spaces are very limited and must be reserved through the Management office. Contact AMC if you have an interest in reserving a space for a boat or RV.

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

Committee Reports

Architecture:

Dick reported that as spring is coming there have been a number of people putting in new decks and windows.

Maryland Heights Code Enforcement walked through Autumn Lakes to check decks on units over a two day period this past fall. Of particular concern are the posts of decks and many of the lower decks not bolted to the buildings. Maryland Heights Code Enforcement has reviewed the information about the decks and is sending out letters to 15 owners that are affected. Residents will have 30 days to respond to the Maryland Heights letter.

If your decks are a means of egress (aka steps leading to the ground level) Maryland Heights will require you to construct your deck with flame retardant material.

Don't be afraid to call members of the Architectural Committee, the Board or Maryland Heights with questions. They are here to help! The Architecture Committee and AMC are now allowing composite decking and other types of railings for decks. Please call AMC or Dick for questions.

Landscaping: Jay contacted the vendor about the Ash tree treatment for a walk around before the work starts to make sure that appropriate trees are taken care of. The Board decided not to treat 33 of the street side City ash trees due to budget constraints for 2021. The ash trees will be monitored in the interim. Hopefully, these trees will be placed back on the scheduled biennial (2 year) treatment list. Gamma Tree Experts conducts the treatments.

Board Elections: Laura Farkas explained that there will be two Association Board positions up for election during the May meeting. Those positions are currently held by Laura Farkas and Jennifer Morgan. If you'd like to know more about what the board responsibilities are, please feel free to contact any of the board members or look at the FAQs on the www.autumnlakesstl.com website. *You must be a unit or home owner in good standing to run for a trustee position. If you are interested in running in the upcoming election for trustees, please contact the AMC office for the Candidate Information Form by Friday, April 9th. The candidate form is due back to AMC no later than April 16th.* Ballots will be mailed about May 5th. **The election will be held on May 19th 2021.**

Rule Changes: The Trustees met in February to review and revise the Autumn Lakes rules. These rule updates are published in this Gazette.

AT&T Fiber Optic Cable –AT&T is starting to work on measurements and plans to install Fiber Optic Cable for their AT&T TV and high-speed internet services. Construction should start in June. These are optional services from AT&T and not required for residents. For more information, please feel free to contact AT&T or Dick Ornberg.

Group Rate for Patios. Many of our back patios have begun showing major cracks, pulling away from the building/steps or even needing total replacement. These repairs are the responsibility of the homeowner. During the fall walk around, the Board identified which patios have issues and will notify homeowners. Letters are going out this month to homeowners that need to repair or replace their patios. Shah is working on a group rate for the patio construction. If the homeowner wishes to participate in a group rate to get their concrete repaired, they need to contact Shah Smith by texting 314-960-6620 or email ShahSmithSTL@gmail.com.

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 method 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/>

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 to pick up after their pet promptly. Failure to do so can result in penalties from the City. If you see a dog owner not following the rules, please take a picture and send it to Laura Farkas.



2021 Owner Information Form: The 2021 Owner Information Form will be mailed out with the ballots in May. Owners are asked to return the form with their ballot to the AMC office by **May 19th**. **Failure to return the form can result in a delay in your pool access card being activated for the summer 2021 season.** Forms need to be completed in full and will not be accepted at the pool.

Residents Questions & Comments

Q: Do we know when we'll be able to host social activities again?

A: AMC will be following CDC and St Louis County COVID guidelines when considering the re-launch of social activities. The Board does not have a timeline at this time.

Q: Resident asked if they need to replace some of the floor boards of their deck, did they need approval or a permit? If a resident needs a permit for work on their deck, who takes care of the permit?

A: No, if you are only replacing floor boards on your deck, you do not need a permit or board approval. When it comes to the structure or design of the deck, and when a building permit is needed, you will need to get AMC approval. Contractors are the ones responsible for getting permits from Maryland Heights. Be wary if a contractor asks you to get a permit instead of filing the permit on their own.

Q: The resident asked what is flashing?

A: Flashing is a thin sheet or strip of water-resistant material that's installed at roof intersections and projections, around windows, doors, and decks, and along the tops of foundation walls to direct water flow away from the home. Flashing guides water away from the building.

Q: Is there a published maintenance schedule available to residents?

A: The trustees conduct a fall walk-around to determine what projects need to be completed during the next year. AMC then publishes upcoming maintenance information in the Gazette.

Q: Is there a portal where residents can track their work orders?

A: No, but AMC does have their own work order system to track projects. If a resident hasn't received an update about their work order after a week, please contact the AMC office.

Q: Can a resident add exterior lights on a garage and motion sensor lights to the rear of their building?

A: Yes, residents can add additional lighting to their units. Please contact Dick Ornberg or Shah Smith to make sure the planned additions match the building ascetics.

Q: Who was doing the digging in the neighborhood?

A: That was Spire who was installing some new piping in the area.

Please note the additional separate pages in this Gazette that include:

- ◆ March 2021 Autumn Lakes Rule Changes
- ◆ Autumn Lakes Pool Use 2021



**THANK YOU to
Rob Adelson for his kind
and considerate work in
Autumn Lakes for
many years.
We congratulate him on
his promotion to another
position with AMC.
You will be missed.**

***And, CONGRATULATIONS to Dave Bakker
for taking on the position as Supervisor for Autumn Lakes.
We're glad you are still with us!***



The next Autumn Lakes Association meeting and election is scheduled for 5/19/21 at 7 pm.



**“SPRING work is going on
with joyful enthusiasm!”**

- John Muir



Autumn Lakes

RULE CHANGES AS OF MARCH 2021

AL Awning Rules and Form

The Request for Awning Installation Form was added to the AL Awning Rules document.

5. Insurance coverage for the awning and any damage caused by the awning to the condominium building is the responsibility of the unit owner. The unit owner will be responsible for any damage caused by the awning to the siding, roof, neighboring decks, windows, or doors. ~~The Master Policy will not cover awnings or any damage caused by awnings.~~

AL General Rules and Regulations

14. Individual landscaping and plantings immediately adjacent to condominium buildings shall be done with the Landscaping Committee approval in a professional manner and maintained in an aesthetically pleasing condition. Maintenance of this landscaping is the responsibility of the condominium owner and any future owners. Any trimmings or yard waste from work an owner does must be picked up or bagged immediately and disposed of properly by the resident.

15. Leaves are not to be raked or blown into the streets unless directed by the management company. The Association arranges leaf clean-ups in the spring and fall for the condominiums. Leaves raked to the edge of the street by single family homeowners will be picked up at the same time. Proper disposal of leaves cleared by a home or unit owner is the responsibility of the resident; the leaves must be picked up or bagged immediately.

17. No signs shall be erected or displayed in public view on any property, except as follows: Real estate signs are permitted and shall be placed within fifteen feet of the building. Beautification signs distributed by the City of Maryland Heights shall be permitted. Security signs are permitted and shall be placed within two feet of the building. Other exceptions must be approved by the Board of Trustees.

18. Residents may permanently display flags not to exceed 3' x 5' on poles attached to the garage or front porch. U.S. flags should be displayed in accordance with federal rules and standards. All other displays on the property shall only be displayed temporarily for designated holiday periods. Small seasonal decorative flags should not be placed in areas where they interfere with mowers.

24. Maryland Heights ordinance requires dogs to be on a leash. Maryland Heights Police and/or Animal Control enforce this ordinance. Violation of this ordinance is punishable by a fine currently in the amount of \$100 for the first offense. Dog owners are also required by the same ordinance ~~and the Autumn Lakes By-Laws~~ to pick up their pet's feces immediately and to dispose of the feces properly. It is a further violation to dispose of feces into a street storm sewer.

26. Firewood, in an amount not a potential hazard to the structural integrity, is to be neatly stacked or stored away from direct contact with the building and off the ground in a rack. Firewood should not be stacked in the garage.

~~27. Ice skating is not permitted on the lakes.~~ Covered by Common Ground Rules

~~28. Fishing on the lakes and use of the common grounds and recreational facilities is restricted to residents and their guests.~~ Covered by Common Ground Rules

~~29. Bonfires and fire pits are prohibited.~~ Covered by Common Ground Rules.

~~27.30.~~ Routine trash removal is provided by Maryland Heights. Trash cans are to be stored in the garage out of public view. They may be set out after 6:00 p.m. the evening before trash pick-up day and returned to the garage as soon as possible the same day following pick-up.

~~28.31.~~ Removal of appliances and other large items is the owner's responsibility. Prior arrangements with the Maryland Heights' trash service must be made to schedule pickup. Items are not to be left at the curb more than 24 hours prior to pickup.

RULE CHANGES AS OF MARCH 2021

AL Common Ground Rules

Common ground includes everything outside the walls of the condominiums and the single homes and their property. This includes about 44 acres shared by all residents. Condominium patios, decks, and A/C units for personal use are allowed on the common ground. Driveways, front porches, and courtyards are also part of the common ground for which you have personal use.

Condominium owners own the space inside the perimeter walls, floors and ceilings of their units. Every element is part of the common ground except for improvements located in those interiors.

2. Fishing on the lakes and use of the common ground and recreational facilities is restricted to residents and their guests.

8. Attempting to touch or to feed birds or wild animals is prohibited. Bird feeders except hummingbird feeders are prohibited. Such activities could result in a nuisance situation, causing damage to property and an expense to eliminate the problem.

RV Parking Agreement

Return form and check to:

AMC Management LLC

3153 Fee Fee Rd,

Bridgeton, MO 63044



AUTUMN LAKES POOL USE 2021

For the most current information on Pool use, please check the website AutumnLakesSTL.com. Pool rules are also listed on the website.

Covid guidelines will be reviewed at the end of April and the board will make a determination of what adaptations will need to be made for pool use. Be aware that these may change weekly.

If volunteer monitors are required, there may be some time slots for pool use not filled. Updates may include amended hours of operation, number of allowed guests, use of pool furniture, and Covid guidelines for entry, etc.

A current and complete 2021 Owner Information Form must be on file with the office. The 2021 Owner Information Form will be mailed with the ballots for the May election. The pool roster, used by the monitors to allow access, is updated from these forms, but please allow three working days for forms turned in after May 19th to show up on the roster.

Residents who have not paid their HOA dues/fines by the first of the month due date will not be allowed access to the pool that month.

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