



Autumn Lakes Gazette

Established 9/85

May 2014

XXX No. 3

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*

Association Management Corp.

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

May 21, 2014 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. City Councilman, Norm Rhea was also introduced. Following the introductions of the trustees, the candidates introduce themselves.

Election News

The candidates were Andrea Crouch, Sonya Ptah, and Frank (Skip) Williams. President Laura Farkas asked for volunteers to count the ballots - Shah Smith, Barb Robinson and Loren Cook. The winners were Andrea Crouch - 3 year term and Sonya Ptah - 2 year term.

Comments & Concerns

Board member, Shah Smith reminded Autumn Lakes residents who see dogs off leash whether in common areas or on sidewalks that they should report the owners to the Maryland Heights' Police. Maryland Heights' basic fine is \$100. Dog owners who don't pick up after their dogs should also be reported to the police. If residents don't know who the owners are, take a picture and show other residents or Association Management employees to identify the owners. If all residents are diligent about reporting those owners who are breaking the rules, we can eliminate the dog problems in Autumn Lakes.

Resident comments: Several residents had problems and concerns with their gutters overflowing. One resident even had flooding in their basement when the outside drain was plugged causing water to overflow her foundation. Residents are reminded that basements are not included in the Association insurance policy because finished basements were not part of the standard models when the units were built. They are all improvements which are supposed to be covered on the resident's insurance policy.

The group discussed concerns and issues with the lower lake condition and dredging project. Laura stated the trustees should have asked more questions so they better understood how the contractors planned to dredge the lake so it could have been better explained to residents from the beginning. Keith gave an update on the fountain installation and Aquatic Control treatments in the lower lake. Larry Padberg told the group about his visit to Busch Wildlife to discuss the invasive primrose problem. This year seems to be especially bad for primrose in local lakes.

Laura stated the trustees had discussed having a committee of trustees and residents work together on solving the problems with the lower lake. This was recommended by several residents. Laura asked Jay Black to lead the group and Andrea Crouch is the second trustee. Residents Richard Ornberg, Mary Lou Burke and Brandon Kranz volunteered to serve on the committee.

"Autumn Lakes is a Neighborhood Watch community and residents should report any incidents or suspicious activity to the Maryland Heights Police at 314-298-8700".



Autumn Lakes Community News

Lower Lake Committee Mtg May 27, 2014

Committee Members-

Jay Black
Mary Lou Burke
Andrea Crouch
Brandon Kranz
Richard (Dick) Ornberg

Our group met to brainstorm the following ideas regarding the lower lake.

Ideas-

- We could fill the lake in somewhat, make it a little smaller and shore up the outer banks.
- There is a plastic geo-blanket used on the floor of lakes to stop aquatic weed growth
- The lake could be dredged again by use of a vacuum process and then dump the material into the upper (marsh-like) lake.
- We could "rake" the lake and continue treating it via Aquatic Controls.
- The depth of the lower lake silt would require deeper dredging than advisable for buildings surrounding the shoreline.
- Our lake reserves balance presently is \$10,000; we continue to add to reserves monthly but this is the present amount. This amount also includes any middle lake maintenance expenditures. We took the small upper lake off all lake maintenance for 2014. In addition, the cost of Aquatic Control services for the lower lake is \$650 monthly for a six month period.
- The idea of raising the water level had been discussed before by some of the board members

Committee members believe all of the above aspects should be considered and expert advice sought prior to any decision being made.

Expert Advice sought-

Committee members are contacting the following organizations and asking them for a personal visit to our property to assist us in identifying issues and finding possible solutions.

Metropolitan Sewer District (MSD)
MO Department of Natural Resources (MDNR)
MO Department of Conservation
Aquatic Controls

Concerns about the above Ideas-

- The lower lake is designed for flood control and MSD will have rules and regulations regarding what we do with this lake.
- We have 5 springs on AL property; one is right in the lower lake and prevents us from dredging a dry lake.
- There is a creek running through AL property and this has implications for all 3 lakes.
- If we dredge the lower lake **further** on either bank, we may be compromising the stability of buildings alongside the lake.



Executive Mtg- Community Improvements

The board approved the bid from Mark Neubauer to paint the 5 buildings listed in Keith's report; also approved the bid from S&L Concrete Re-surfacing to replace the 5 retaining walls in Keith's report. The board also approved the bid from S&L Concrete Resurfacing to complete the tuck pointing 10 addresses. The board asked Keith to get bids on two options to get the gutters cleaned more frequently.

Any resident or owner has received bills from **MSD**, please contact Association Management Corp. as soon as possible. Your sewer charges are included in your monthly Association fee, so you are not responsible for this payment. You may be entitled to a refund of these payments, which will be determined upon receipt and review of proof of any payments you have made to them.

In an effort to better serve the Autumn Lakes residents, the trustees ask you follow the appropriate process when requesting work to be done. Residents should contact the Association Management office 314-291-1450 to submit a work order. Work orders can be tracked to completion. Please do not contact Keith, Rob or Dave directly to request work be done.

Association Management Report by Keith McCracken

Autumn Lakes Association as of 4/30/14 had assets of \$85,698.81. Total income YTD for 2014 was \$73,439.18. Total budget line item expenses YTD was \$44,332.75. The Association is \$369.18 better than budgeted on income for the year and \$6,080.25 under budget on expenses. ALA Reserve expenses through 4/30/14 are \$4,706.19 for Retaining walls and Tree trimming.

Autumn Lakes Condominiums as of 4/30/14 had assets of \$170,400.75. Income YTD was \$252,935.44. Total budget line item expenses YTD were \$242,480.54 The Condo Association is \$1,280.56 under budget on income YTD. The Condo Association is \$17,048.54 over budget on expenses, primarily due to Snow Removal, new pest control contracts and Tree Removal expenses. ALC Reserve expenses YTD are \$10,461.95 primarily for Concrete and building repairs.

The vote on amending the Leasing Amendment to comply with FHA requirements has concluded with 204 votes in favor and 26 votes opposed. The amendment required 197 votes in favor to pass. AMC has recorded the revised leasing amendment with St. Louis County and processed all paperwork with HUD. We received FHA approval today on 5/21/14.

Pools Open! Pool Key Cards are available here tonight for those that do not currently have one. M-F during office hours they may be obtained at the Management office. Units are limited to 2 cards for a deposit of \$10.00 per card. The cards must be signed for and your account must be in good standing to receive a card. Violations of pool rules or delinquency in Condo Assessments will result in loss of pool privileges and the units keys will be turned off.

The following buildings are scheduled for painting this year, pending Board Approval:

12031 - 12043 Autumn Lakes Dr. 3010 - 3020 Autumn Shores Dr.
12047 - 12057 Autumn Lakes Dr. 12134 - 12148 Autumn Lakes Dr.
12117 - 12127 Autumn Lakes Dr.

The following retaining walls are scheduled for replacement this year, pending Board Approval:

Parking area wall across from 11966 Autumn Lakes Dr., 3158 Autumn Shores Dr.
3034 Autumn Shores Dr., 12102 Autumn Shores Dr., 3051 Autumn Shores Dr.

Bids for Tuck-pointing of brickwork are being reviewed and several locations that were identified by the Boards walk through with the Manager will be repaired this Year.

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.

Planting of trees and landscape changes at the Condos or on the common ground must be approved by Board before the work is done. Residents are reminded **not** to store trash totes in front of the units. Totes are to be stored inside the unit's garage. Failure to comply will result in fines being assessed. If necessary smaller sized totes are available if you contact Allied Republic at 636-947-5959

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

Shrub trimming began the week of May 26th.



Trustee, Jay Black reported:

The West Lake Landfill meeting at the clubhouse, April 23, 2014, for the residents of Autumn Lakes was held and about 60 - 70 residents attended. Paul Rosasco, PE/President of Engineering Management Support Inc., was the guest speaker. Paul presented an informative slide show of the landfill status. Paul was selected as the Potentially Responsible Party (PRP) Project Coordinator for the pre-construction phase of the isolation barrier that will begin about mid-summer or possibly the end of summer. He is working with the EPA Project Coordinator, Dan Gravatt, Environmental Scientist, to determine the alignment of the trench relevant to the core samples being taken by Feezor Engineering Inc. Dan Feezor, of Feezor Engineering also attended the meeting. Jay reported that field screening tests of the Bridgeton Municipal Athletic This work is in response to a sample taken by a concerned resident representing "Just Moms STL" after she found a high gamma spike, in a drainage ditch by the ball field, using a donated GammaPal radiation detector. Soil samples were taken and sent to an independent out of state laboratory. The lab did a qualitative analysis and found a radioactive isotope of 210Pb (lead) relatively high, but suggested a need for a full quantitative analysis by a certified lab. EPA commented that this could be from a naturally occurring radionuclide, beryllium-7, found at the same part of the spectrum, that is a cosmogenic radionuclide (a cosmogenic radionuclide is created naturally by charged particles [cosmic ray spallation] colliding with soil material creating elemental changes). EPA was contacted and agreed to come to BMAC and conduct a thorough test of the ball fields and drainage ditches. A typical turn-around time for the results of quantitative testing is 30 - 60 days as the samples need to cool and dissipate extraneous background radiation before the actual test. The field screening will measure all of the gamma activity specifically for Ra-226, all radioactive Thorium isotopes including Th-230, and all radioactive Uranium isotopes including U-238. These are the radionuclides of interest to determine if there is migration from the West Lake Landfill about 1 mile south of the BMAC. The results of the screening will be made available to the public at the EPA Region 7 West Lake Landfill page: www.epa.gov/region7/clean-up/west_lake_landfill; and through social and news media.

Social Committee Plans

Autumn Lakes Pool Party

**Sunday,
June 22, 2014**

**Happy Hour
3 to 6 pm**



- ☆ Come meet new neighbors
- ☆ Win attendance Prizes
- ☆ Drinks provided
- ☆ Bring a snack to share

See you there!

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