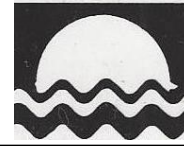




Autumn Lakes Gazette
3153 Fee Fee Road
Bridgeton MO 63044



Established 9/85

Board of Directors

Shah Smith	960-6620	President
Richard Ornberg	817-357-2633	Vice President
Andrea Crouch	344-9063	Secretary
Jay Black	269-7109	Trustee
Laura Farkas	770-9442	Trustee

Architecture committee: Richard Ornberg, Shah Smith
Landscaping committee: Jay Black, Andrea Crouch

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



May 18, 2016 MEETING

GUEST AND BOARD INTRODUCTIONS

Laura Farkas opened the meeting with introductions of board members; Keith McCracken, AMC Management, Rob Adelson, AMC Management and Norm Rhea, Maryland Heights Ward 4 Councilman.

New residents in attendance were welcomed:

- ♦ Jordan Hodges 3024 ALC ♦ Jan Herhold 12033 ALD ♦ Stacy Sturdivant 12108 ALD

ELECTIONS

Laura asked if there were any nominations from the floor for write-in candidates. There were no nominations from the floor. Laura asked each candidate running for the board to stand, introduce themselves and speak briefly about why they wish to serve on the board. **Jay Black, Patricia Law, Jennifer Morgan** and **Shah Smith** all spoke briefly.

Laura asked for three volunteers - Jlo Janitch, Gloria Thrift and Denny Klosterman -who went downstairs to count the ballots and report the results.

ELECTION RESULTS

The results of the balloting were as follows and reported to residents:

- ♦ **Jay Black** received the most votes (42) and therefore will assume the 3 year term.
- ♦ **Shah Smith** received 40 votes and will assume the 2 year term.

Patricia Law received 37 votes. Jennifer Morgan received 34 votes. Thanks to all for volunteering to run for a position. There were 153 total votes turned in for the election.

Association Management Report by Keith McCracken

Autumn Lakes Association as of 4/30/16 was \$546 over budget on assessment income YTD and \$11,787 under budget on expenses YTD. Autumn Lakes Condominiums as of 4/30/16 was \$4,563 over budget on income YTD and \$22,793 under budget on expenses YTD.

The pool will open on Saturday, May 28. The old wooden pool deck has been removed and replaced with concrete and the wooden retaining wall supporting it was replaced with versa-loc stone. New aluminum maintenance-free fencing replaced the old wrought iron. Thanks to Rob and Dave who replaced the smaller retaining wall near the dumpster and they have one wall remaining to be done. They have caulked the expansion joints in the concrete pool deck in preparation for the pool opening. Their work saved us a substantial sum. Now that the pool is open, the maintenance crew will resume replacing shrubs, cleaning gutters and completing other work order requests.

The first shrub trimming will be the first week of June.

7 retaining walls are being bid for replacement this year:

12109 Autumn Lakes Dr, 3122 Autumn Trace Dr, 3100 Autumn Trace Dr (side), 3100-3110 Autumn Trace Dr (rear), 11911 Autumn Trace Ct, 3152 Autumn Shores Dr and 11930 Autumn Lakes Dr. Bluegrass completed 3 walls this spring that remained from last year's contract, 12010 Autumn Lakes Dr, 11946 Autumn Lakes Dr and 3190 Autumn Trace Dr.

Appliance needed!

The AL Clubhouse needs a new **electric stove**. If any residents are replacing theirs, or know of one up for grabs, we could sure use it! The one that is currently there dates back to the 70's!

Can you help?

Aaron & Anne Klaser of ATD generously donated a microwave for the kitchen.



Thank you!!

Welcome Committee



If you would like to participate in and bring your ideas together with others, contact Christine Melton at: (314) 560-5705 or meltonchristine17@gmail.com

A trashy subject



- **Trash and Recycle Pick-up is on TUESDAY morning.**
- **If Monday is a national holiday, pick-up will be on WEDNESDAY morning.**
- **Yard Waste Pick up is on Monday morning.**

If at all possible, **PLEASE PUT YOUR CONTAINERS OUT no earlier than the night before, preferably after 6 pm.**

Trash totes and cans should be stored away the evening after pickup. Help keep our neighborhood looking neat.

Allow 3 feet between the big totes and anything else so the trucks can mechanically pick them up.

If at all possible, **PLEASE PUT YOUR TRASH CONTAINERS OUT no earlier than the night before, preferably after 6 pm.**

The next Autumn Lakes Association meeting will be held on 7/20/16 at 7 pm.
All Autumn Lakes RESIDENTS are encouraged to attend.

Buildings due for painting this year are: 12020-12034 Autumn Lakes Dr, 12010-12018 Autumn Lakes Dr, 12000-12008 Autumn Lakes Dr, 3190-3198 Autumn Trace Dr, 3174-3184 Autumn Trace Dr, 3187-3193 Autumn Trace Dr, 3173-3183 Autumn Trace Dr and 3150-3158 Autumn Trace Dr. Mark Neubauer has completed 3173-3183 Autumn Trace Dr and has started painting 12020-12034 Autumn Lakes Dr.

11 sidewalks, 1 porch and 4 concrete driveways are being bid for full or partial replacement. Residents will be notified prior to the work. 8 asphalt driveways are being bid for replacement; 14 asphalt driveways are being bid for repairs. 2 asphalt lots are being estimated for possible replacement. All of these were inspected and rated according to condition during our fall walk-through. Notice will be given prior to any work being performed.

The recent storms uprooted a large tree near 11968 Autumn Lakes Dr. The crews are scheduled to remove the tree once the soft ground has dried. The storm also damaged a few roofs which are currently being repaired.

The new clubhouse ceiling is nearly completed. It has been framed, insulated, dry-walled, mudded, taped and sanded. All that remains is skim coating, final sanding, paint and trim. This new ceiling will reduce the utility costs for heating and cooling the clubhouse.

With summer upon us, please remember to contact AMC Management if you are planning any landscape changes, windows, storm doors, awnings, garage doors, outside lights, decks or any other alterations to the exterior of your unit. AMC will notify the Board and a Board member will contact you. Board approval is required prior to starting the work and all necessary County and City permits must be obtained.

Residents are required to obtain an approval letter from the AMC Management office prior to having a satellite dish installed. The letter instructs the installer where the dish may be installed. Dish companies are well aware that they must have this letter prior to installing at condo complexes.

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

Laura Farkas

Laura reported the board had reviewed and updated the AL pool rules and have also created a new Fact Sheet. The Fact Sheet was sent to each resident along with the election ballots mailed this month. **PLEASE COMPLETE A NEW INFORMATION SHEET** (provided with the ballots) if anything has changed, including phone numbers, email addresses, mailing address or vehicles. Laura also read through the highlights of the pool rules and reminded everyone that rules become official once they are pub-

lished in the Gazette and online at Autumnlakesstl.com.

Laura said that Maryland Heights has a new police chief, Bill Carson. Norm Rhea has arranged that he will attend our next meeting July 20 and speak to our residents.

Richard Ornberg

Richard spoke about how residents are responsible for the inside of their units plus windows, garage door, patio and deck and that the Association is responsible for the siding, roof, gutters, porch and driveways. He said that they have identified several decks that are in need of repair and may be unsafe. This is of course the resident's responsibility and Keith can provide information of contractors available for such repairs if residents would like that information. There are also some decks that are in need of lag bolts and flashing to be added in order to remain up to date with Maryland Heights code requirements. Any questions should be directed to AMC and/or Richard.

Andrea Crouch

Andrea reported the new Welcome Committee met on April 28th with eight residents in attendance. Andrea and Christine Melton will co-chair this committee. The purpose of the Welcome Committee is "to personally communicate and provide useful information to residents regarding the Association and the neighborhood. To help new residents feel informed, welcomed and connected to their new home and community". Any resident interested in joining this committee is welcome and can contact either Andrea or Christine.

Social Committee Report by Christine Melton

We regret that the Trivia night was cancelled. We needed 20 to make it a fun evening and only received 15 RSVPs. We'll do it again in January/February!

❖ **Sunday, June 26—Ice Cream Social 1-3 pm**
Come enjoy some ice cream and visit with neighbors. *We WILL have vanilla & chocolate this time!*

❖ **Sunday, August 7—Picnic at the Pool**
Autumn Lakes provides the fried chicken. Residents bring goodies to share!

❖ **Sunday, October 1—AutumnFest**
❖ **Saturday, November 12—Beer Tasting**

The next SOCIAL COMMITTEE MEETING is scheduled for Monday, June 6 at 6:30 pm.

Watch for the notice on NextDoor.com

We would love to have your help! Even if you can just help move tables at an event or help us clean up.

Let us know what you can do to participate.

Call Christine at (314) 560-5705.

OPEN DISCUSSION FOR RESIDENTS

- A resident asked if someone would look at her deck to determine if it needs lag bolts, flashing or has any of the issues mentioned by Richard Ornberg. Keith and Richard agreed that they could look at her deck or other residents' decks if they have concerns.
- The question was asked if it is standard operating procedure for AMC to check trees, particularly after a storm, or do residents have to put in a work order request for this to be done. Keith reported that our maintenance men routinely go through after storms to check trees and remove fallen limbs and debris.
- How are Maryland Heights residents warned of tornadoes and other severe weather? St. Louis County provides a weather alert to residents when conditions are present for severe weather or when severe weather such as tornadoes have been spotted. This alert is intended for people outdoors and the sirens are tested every first Monday of the month.
- For indoor alerts, meteorologists recommend a weather radio that can provide indoor alerts for severe weather.
- A resident asked what tie walls will actually be completed this year? Keith replied that the bids are not yet approved for 2016, and will be determining this throughout the year based upon costs/budget considerations. Laura explained that once the bids are approved the walls have always been done during the year, except last year when there were problems with the contractor and we had to find another contractor to do the work.
- Residents have requested additional street lights, and don't want to see that issue dropped. The board responded that a walk through will be done to identify the spots needing additional lighting.
- Lynn Dornfeld, the clubhouse rental representative, had some feedback for the trustees from renters using the clubhouse.

For your information

UPDATED POOL RULES

The following are the Autumn Lakes Pool Rule changes for 2016. **THE CHANGES ARE UNDERLINED.**

5. Monthly fees must be current to gain admittance to the pool and deck area.
Pool cards will be revoked when monthly fees are late.
6. Pool users must be prepared to show photo identification proving residency. Guest(s) must be in the company of an Autumn Lakes' resident. **The resident is responsible for the guests' conduct.** There is a **limit of six** guests per unit or home. Non-residents not accompanied by a resident have to leave the pool area immediately and the host's pool key cards will be revoked. There will be a \$20 fee to re-instate the pool card after review by the Board. Reinstatement can take place at the AMC Management office during regular office hours.
10. Beverages used in the pool area must be in plastic or metal containers. **NO GLASS of any description** will be allowed in the pool area. Violators have to leave the pool area immediately and will have their pool key cards revoked. There will be a \$20 fee to re-instate the pool card after review by the Board. Reinstatement can take place at the AMC Management office during regular office hours.
11. Pool and deck users should dispose of all refuse and lower umbrellas before leaving the pool area.
12. Personal conduct in the pool, on the deck, and in the clubhouse should reflect proper/socially acceptable behavior and should not jeopardize the safety of anyone in the pool and deck area.
17. Use of the pool with clubhouse rental:
 - ◆ Use of the pool begins at 8 pm unless an alternate arrangement is approved by the Board.
 - ◆ Residents will still be using the pool until normal pool closing time.
 - ◆ Clubhouse renters can use the pool until midnight.
 - ◆ Normal pool rules listed above apply to the use by clubhouse renters, including, but not limited to, the requirement that the resident/renter be present in the pool area if guests are there.
 - ◆ Pre-and post-inspections will include the pool area.
 - ◆ Pool renters are responsible for damage to pool furniture and facilities.
 - ◆ Conduct during rental of the pool should be such that it does not disturb Autumn Lakes' residents.
18. Repeated infractions in the use of pool key cards, repeated warnings, or repeated complaints may result in the Board's review and possible revocation of pool cards with a time period for reinstatement to be determined.