



Established 9/85

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/Social committee chair**

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

Architecture committee: Richard Ornberg, Shah Smith

Landscaping committee: Jay Black, Andrea Crouch

AL Website: autumnlakesstl.com

Dave and Rob adding a nice touch to the open area along ALD by the lower lake dam. They planted Knock Out roses, ornamental grasses, a purple plum tree, and an arbor vitae.



Autumn Lakes Gazette
 3153 Fee Fee Road
 Bridgeton MO 63044



May 17, 2017 MEETING

GUEST AND BOARD INTRODUCTIONS

Introductions:

Shah Smith opened the meeting and introduced the Board members, Keith McCracken and Rob Adelson of AMC Management. Norm Rhea, Maryland Heights City Councilman for Ward 4, was also welcomed.

Association Management Report by Keith McCracken:

Autumn Lakes Association as of 4/30/17 was \$424 over budget on assessment income YTD and \$4,623 under budget on expenses YTD. Autumn Lakes Condominiums as of 4/30/17 was \$1,216 under

budget on income YTD and \$50,729 under budget on expenses YTD. Most of the under budget expenses were due a mild winter with little snow removal expense. An expected water bill normally paid in April did not arrive prior to the end of the month and will fall in the May expenses instead. This will decrease the under budget expense to \$34,000.

Eight retaining walls have been completed in 2017:

- ♦ 3011 ASD (Clubhouse around AC units) ♦ 3158 ATD ♦ 12057 ATD
- ♦ 3146 ATD ♦ 12157 ATD ♦ 3000 ALC ♦ 3059 ASD ♦ 12004 ALD

Buildings scheduled for painting in 2017 are:

- ♦ 3126-3136 ATD ♦ 3116-3124 ATD ♦ 3100-3110 ATD ♦ 3127-3137 ATD
- ♦ 3115-3125 ATD ♦ 11977-11997 ATC ♦ 11947-11971 ATC ♦ 11954-11962 ALD

The painter will notify residents prior to power-washing the building and ask for items to be removed from deck areas. Unit owners are responsible to keep their decks in good repair. The painter and his crew will not work on a deck if safety concerns are present. Owners will be notified and be required to bring decks into safety code compliance if defects are found.

An assortment of trees and shrubs were planted behind 3100 – 3110 Autumn Trace Drive to replace the row of large pines that were removed. Redbuds, Kwanzan Cherry trees (both ornamental flowering trees) and a hedge row of Forsythia were planted. This area had a retaining wall removed and the hill was graded and seeded with grass instead of installing a new wall.

The pool gate and clubhouse security lock system has been upgraded for the pool opening on May 28th. **All residents are required to exchange their old pool cards for new ones.** The new pool cards are now available at the AMC office from 9 to 5. No deposit is required if you are exchanging old pool cards for new ones. Replacement cards require a \$10 deposit per card (limit of 2 cards per unit). The deposit is refundable if the card(s) is returned.

The lake fountains have been re-installed this spring. The aeration pump was replaced which aerates the small retention pond and middle lake. Rob and Dave have been very busy cleaning gutters, replacing shrubs, trimming trees, planting

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.**

New pool cards required

The gate system at the pool and clubhouse has been upgraded, so residents need to **exchange your old pool card for a new one.** No deposit is required if you are exchanging old pool cards for new ones. Replacement cards require a \$10 deposit per card (limit of 2 cards per unit). The deposit is refundable if the card(s) is returned.

You may get your new card at the AMC Office Monday-Friday 9-5.

Welcome Jill Meisen,
our new pool monitor!



The next Autumn Lakes Association meeting will be held on 7/19/17 at 7 pm.
Autumn Lakes RESIDENTS are encouraged to attend.

grass and addressing water drainage issues from the recent storms. The ice machine in the clubhouse kitchen was replaced. The old one had served for over 20 years.

Residents are required to obtain an approval letter from the Management office prior to having a satellite dish installed. The letter instructs the installer where the dish may be installed. Dish companies are aware that they must have this letter prior to installing at condos or apartment complexes. Satellite dishes cannot be installed on the roof of a unit.

Shah also reminded residents that while it is very easy to stop and talk to the maintenance guys and ask them to do work, the Board and AMC ask residents to please file a work order to have work completed. This helps manage the valuable time of our maintenance crew and helps the Board follow up on tasks and identify patterns of issues.

Filing a work order is easy: You can go online to <http://www.autumnlakesstl.com/contact-us.html> and click on the "Contact Us" link if you have a question, concern, or work request, or contact the AMC office at 314-291-1450 or email office@amcassociation.com.

BOARD REPORTS

Elections: Volunteers Clare Ortmeier, Marlene Padberg and Sandra Morello counted the ballots with these results:

Dick Ornberg will be assuming a 3 year term.
Jennifer Morgan will be assuming the 2 year term.
Congratulations to them!

2017 Officers:

Shah Smith— President
Laura Farkas — Vice-President
Jennifer Morgan — Secretary

Association Information Sheets: Shah explained how important it is for all residents to fill out their information sheets every year.

Examples of why this is helpful include:

- Helps the pool monitor know which children can attend the pool without adult supervision.
- Allows the management company to contact your emergency contact when you are away if there's a water leak or another issue.
- Helps identify renters or family members residing in a unit who should have full access to the Association amenities.

Pool Monitor: Resident Jill Meisen has accepted the position as our Pool Monitor. While most of our residents do the right thing while at the pool, the role of this position is to help smooth out issues. She'll be helping to track usage of the pool for the Board as well. We ask that residents first try to resolve problems between other pool users themselves, but if they do have issues they cannot resolve, the pool monitor is happy to help.

Community Center Opening: The new Maryland Heights' Community Center had their grand opening on May 20th. Visit www.marylandheights.com for membership options.

Garage Sale: It was another fine day for the Autumn Lakes Subdivision garage sale. The rain did not seem to keep buyers away! Thanks to all the residents who participated. There will be another AL Garage Sale in the fall.

Architecture Committee:

Dick Ornberg spoke briefly about making sure that residents contact the Architecture committee prior to having work done that affects the exterior of their unit. This process is not set up to be a confrontational process. The committee members would love to help you with your projects, answer questions and provide resources to make your project go smoothly! They can also provide valuable feedback about permit needs or other things to watch for in projects. Residents must call the office and submit plans prior to construction.

Landscaping Committee:

Jay Black gave a big shout out to Judy Haldeman, Patricia Law and Andrea Crouch for their help with the Landscaping committee. Both Patricia and Judy have recently moved and their contributions to Autumn Lakes will be greatly missed. **If anyone would like to serve on this committee, please contact Jay at 314-269-7109 or johncalvin-black64@gmail.com.** We need all the great ideas we can get to maintain Autumn Lake's appeal.

Jay let everyone know that the 2017 treatment of the designated trees for emerald ash borer has been completed by Gamma Tree Service.

As a reminder to all residents – no one can plant trees on common ground land or near condos without the Association's permission. If these trees are removed, the cost of the removal will be charged back to the resident who planted the unauthorized vegetation.

SOCIAL COMMITTEE: Christine Melton shared that the Wine Tasting event was very successful. Thank you to Laura Farkas for putting this event together.

Residents have found the postcards reminders to be helpful, so we'll keep sending them. Remind your neighbor when you get yours!

❖ Sunday, June 25—Ice Cream Social at the Pool 1-3 pm.

You don't have to be swimming at the pool to enjoy a sweet treat and meet new friends. CoolTimes ice cream truck will provide the goodies again this year! No need to RSVP—just come!



❖ Sunday, August 6 – Summer Picnic at Pool 4 to 7 pm.

Dinner is served at 5 pm so come early! This is our favorite FRIED CHICKEN event. Bring a dish to share and Autumn Lakes provides the chicken and drinks.

❖ Saturday, October 7 – Autumn Fest, 4-8 pm

❖ Beer tasting at a local microbrewery:

We are making plans to go as a group to a local microbrewery for beer tasting (since they won't come to us.) Please contact Christine Melton so we can set a date.

PINK FLAMINGO FRIDAY PARTIES:

While Pink Flamingo Friday Parties are not a Social Committee event, they are a huge favorite with residents. Watch for the Pink Flamingos to start appearing at the bulletin board!



What is a Pink Flamingo Party?

It's a bring-your-own-refreshments/chair to the driveway where the host is identified by a flock of pink flamingos at the end of their driveway. The first party will be kicking off soon. The flock is passed from party host to the next party host. Call Christine (314) 560-5705 if you'd like to share your driveway! She'll help you get the flamingoes and sign out.

RESIDENT COMMENTS:

A realtor/resident shared her issues with Maryland Heights' building inspectors (repeated inspections with different results, cures suggested by one inspector not accepted by the next inspector, failure to grandfather original builder work, and no solution from escalation to management) and about obtaining occupancy permits during the sale of a unit. She appealed to Norm Rhea for assistance in resolving the issues. The biggest take-away for residents is to get a Maryland Heights' inspection first in the unit sale process. Norm asked for any documentation she had on the issues and communications.

Question – The landscaping company crew doesn't seem to be edging the property correctly.

Answer – If there's an issue with how the landscaping crew is handling the vegetation around your unit, please fill out a work order so that the Board can keep an eye on and follow up on issues.

Question - If a resident wants to change television providers, do they need to contact the association office?

Answer – If there is any external work to be done for installation such as drilling holes into a building or mounting satellite dishes, then, yes, a resident must contact the AMC office first.

Question - Do you need a permit to install a dishwasher or water heater? What if you didn't know a permit was needed and the work was already completed?

Answer – Permits are required for all plumbing work in a unit. If you did not get a permit, you can still apply for a permit through the Maryland Heights City Hall by paying the permit fee. Or you can wait until you are ready to sell your unit. They may require changes to the installation.

Keith clarified some insurance points for the group:

- If you are going to finish your basement, protect your investment by getting a sump pump and drain tile installed.
- The Association's insurance does not cover rain water damage in finished basements, nor does your insurance company unless you have flood insurance.
- Displaced in a disaster such as a flooded basement, tree falling on the house, electrical fire, etc? The Association's insurance does not provide for alternative housing in a disaster. Your homeowner's insurance

should assist you in finding temporary housing. For those renting, renter's insurance is key to getting help when you need it most.

POOL RULE CHANGES:

These changes take effect immediately.

Rule #4 was changed as follows.

4. A maximum of two pool cards will be issued to each unit and home. Pool cards are not transferable to other residents in Autumn Lakes or to non-owners not residing in Autumn Lakes. There is a \$10.00 deposit required for each proximity key card, payable upon receipt of the card. The deposit will be returned when the pool card is returned to the management company.

Rule #13 was added, subsequent rule numbers were changed.

13. Running in the pool area, excessive splashing from the pool, diving into the pool, and cannonball jumps into the pool are prohibited.

POSSIBLE PARKING CHANGES:

The Board is considering changing a few areas to 'No Parking' on ASD, ATD, and ATC. Their recommendations have to be approved by Maryland Heights before changes are made.

Thanks to our Residents:

The Autumn Lakes Court cul-de-sac circle was in much need of repair as Maryland Heights put in a new curb and destroyed much of the foliage. Rather than have our AL maintenance guys do this, Jay Black and



Sandy Theismann volunteered their efforts to beautify this area. Sandy donated 31 perennial plants from her garden and they bought a few others for a total cost of \$86 and lots of free labor. It was a fun time and will add to the beauty of the street and Autumn Lakes for many years to come.



Likewise, for years Skip Williams has been planting rose bushes, rose of Sharon and grasses in the Autumn Trace Court cul-de-sac. He maintains the weeds and rocks so all the neighbors enjoy its beauty.

Many hands make light work—and a beautiful neighborhood enjoyed by all! Thanks to all our AL residents who care for your surrounding areas! **Remember to run your plans by the Landscaping committee before doing the work!**