

# Autumn Lakes Gazette

Established 9/85

## May 2019

XXXV No 3

### 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](http://autumnlakesstl.com)

**President**

**Vice President**

**Secretary**

**Trustee**

**Trustee**

**Gazette editor/Social committee chair**

### AMC Management

**Mickey Montee, President**

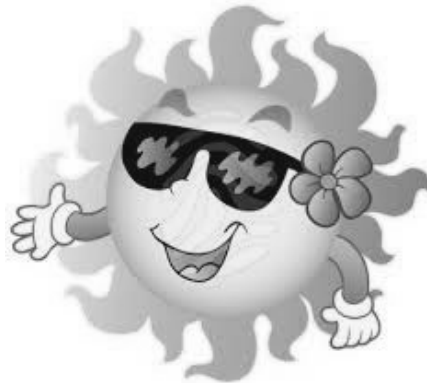
**3153 Fee Fee Road**

**Bridgeton MO 63044**

**24 hour phone: (314) 291-1450**

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

**Fr 8:00-4:00**



### Association Meeting

May 15, 2019

**Introductions:** Shah Smith opened the meeting and introduced the Board members, Keith McCracken and Rob Adelson of AMC Management. Norm Rhea, Maryland Heights Councilman, was also introduced.

**Candidates for Board Trustees:** Laura Farkas introduced Jay Black and Jennifer Morgan, the two candidates for trustee elections. Both candidates spoke about why they wished to serve on the board. No additional nominations were presented at the meeting; there was one write-in nomination. Residents Barbara Robinson, Marleen Padberg and Micky Koldin volunteered to count the ballots. Jay Black won the three year term and Jennifer Morgan the two year term.

### Management Report by Keith McCracken:

Autumn Lakes Association as of 4/30/19 was \$26,822 over budget on income YTD and \$4,802 under budget on expenses YTD. Autumn Lakes Condominiums as of 4/30/19 was \$14,892 over budget in income YTD and \$1,404 over budget on expenses YTD.

Rob and Dave have been very busy addressing work requests, cleaning gutters, planting grass seed and tending to the lakes and fountains. Squirrels, birds and raccoons continue to be a problem in our attics, please do not feed the wildlife as it creates a nuisance situation. This is also why we prohibit any bird feeders except hummingbird feeders. The seed attracts critters.

The spring leaf cleanup was completed. Mulch was applied in 2018 and will not be done in 2019. We are on a two year cycle for mulch. **Shrubs are scheduled for trimming the first week of June.**

The heavy spring rainfall has been doing wonders for our greenery, but has been creating problems for the lawn mowing. We must mow whether it is wet or not, otherwise we will need hay bailers instead of lawn mowers. We have an agreement with the lawn service that they will be responsible for any lawn damages.

We reviewed the painting schedule for 2019. Three buildings are being painted. The buildings are:

- ♦ 11942-11950 Autumn Lakes Dr.
- ♦ 3024-3030 Autumn Shores Dr.
- ♦ 11916-11924 Autumn Lakes Dr.

Mark Neubauer is repairing siding and trim on some buildings as noted in our fall walk-through. Mark is also power-washing siding on several buildings as needed.

We are due for asphalt sealing of driveways and parking lots this year. Notice letters will go out with the dates and schedule. Units that were identified as needing driveway and sidewalk repairs and replacements will be notified. The Board and Keith identified these driveways/sidewalks on our fall walk-through. Concrete replacement has already begun on several walkways and driveways. Asphalt repairs will be done later this summer.

Residents are encouraged to know where the water shut-offs are in their unit and that they function properly. In the

event of a water emergency, knowing where and how to shut off the water flow quickly is very important and can save thousands of dollars in damage to your unit and the neighboring units. Every unit should have functional water shut-offs for the entire unit and for the toilets, sinks, water heaters, etc.

Owners are required to keep their unit decks in good repair. Several owners are receiving letters of notice informing them of deficiencies with their deck. Two of the most common are no lag bolts securing the deck to the building and no flashing to prevent water entering between the deck and the building. Lack of lag bolts is a safety issue and can result in the deck pulling away from the building and collapsing. Lack of flashing results in water rotting the ledger boards and band boards which can cause siding damage, water leaks into unit's lower level and deck collapse.

Check with the City of Maryland Heights to be sure your contractor has required permits for any work being done on your unit. Obtain Board approval prior to replacing or modifying decks, windows, doors, patios or landscaping. Do not plant trees without Board approval.

Please call 314.291-1450 if you have a work request, question or concerns or email [keith@amcassociation.com](mailto:keith@amcassociation.com)

### **Board Reports:**

**IMPORTANT Resident Information Sheets:** Please submit the forms as soon as possible. AMC will be following up with residents who do not return the forms. This also helps update how you'd like to receive the Autumn Lakes Gazette which is available both through the mail and email. This form is how you identify persons living with you who are not listed as owners, important if they want to use the pool. **You can receive the official Autumn Lakes newsletter, the Autumn Lakes Gazette, via the mail or email. Mark your preference on your Resident Information Sheet.**

**Pool Opening & Keys:** The pool opened Saturday, May 25th. You must have a pool access card to enter the pool area. If you do not have a pool access card, you can pick them up at the AMC office. There's a \$10 per card deposit and you can have two cards per residence. Your key pass from last year still works as long as you are up to date on your association fees.

**Pool Monitors:** Our pool monitors from last year are returning! Please be patient with the pool monitors. Their job is to make sure that pool rules are followed and that only residents and their guests have access to our pool. This will help provide a more pleasant experience for those using the pool. It's always a good idea to provide additional ID such as a driver's license when asked. Rob and Dave are taking care of the pool chemicals and using a new automated pool vacuum Sunday – Friday. This should provide a cleaner pool and better service. We've contracted Pro Pool to just open/close the pool and make repairs.

**New Autumn Lakes Signs:** The entry sign on the north side of the entrance was partially blown down by winds. Rob and Dave have made a temporary repair. A new logo design to replace the signs, which maintains the same font with an updated style, was presented at the Board meeting. A few tweaks to the signage will be done and the trustees are hoping to replace the signs next year if it can be worked into next year's budget.

**Cyber Crime:** Shah Smith shared information from the FBI about the most recent scamming efforts by criminals.

**Scam 1:** Check all of your email addresses, including those you may no longer use. Cyber criminals may have hacked into your emails to get information about you or others and/or be using your current or old email address to commit crimes. If this has happened, immediately change your password. Report it: [www.havebeenpwned.com](http://www.havebeenpwned.com)

**Scam 2:** Cyber criminals are now showing up in the St Louis area claiming/using property by falsely filling bogus quit claims and transfers, removing your name/trust from the title. It can be fixed, but it is a long arduous process. Go to [www.revenue.stlouisco.com](http://www.revenue.stlouisco.com) and look up your property by address or name. You can also register on [www.propertyfraudalert.com](http://www.propertyfraudalert.com) if someone changes a property that has your name on it, you will be notified. Particularly at risk is property that is held in a trust.

Report cyber crimes to the FBI Internet Crime Complaint Center at [www.iC3.gov](http://www.iC3.gov)

**Quarry Blasting:** Several members of the Board and members of the Maryland Heights government met with Fred Weber quarry staff about noticeable seismic activity from the blasting. The quarry itself is actually blasting below the standards set by the US Bureau of Mines. However, we also want them to be aware of the effects of their blasting and hope that they will be good neighbors by trying different techniques to limit seismic activity in Autumn Lakes. We will continue to monitor the blasting and talking with the quarry owners as needed. If you have questions or complaints call Fred Weber at 314-344-0070, to contact Paul Wunderlich, Superintendent, or request the extension for Julia Bogar, Case Manager.

**Pickleball:** The Association is inviting residents interested in pickleball to join a new pickleball group. Please contact Dick Ornberg. **The gate to the court does require a key to access it. Keys can be obtained by contacting AMC and require a \$5 deposit.**

### **Committee Reports:**

#### **Architectural Committee:**

Dick explained that the most common requests for approval now are replacement of the wood decks or replacement of the concrete patios. These changes do require the Architectural Committee approval. The committee makes sure that the proposed deck matches the aesthetics of the neighborhood to maintain the appeal of our properties. Maryland Heights requires permits for safety and building integrity. Don't be afraid to call members of the Architectural Committee, the Board or Maryland Heights with questions. They are there to help!

During the upcoming fall walk through, the Board will be noting which resident patios have cracks in them and then contacting owners about repairing the cracks. These repairs are the responsibility of the owners, however there may be a possibility of a group repair rate if there are enough residents needing help. More information to come this fall.

#### **Landscaping Committee:**

Emerald Ash Borer Tree Treatments – The trees are now being treated again for the emerald ash borer. Jay will be working with the landscaping committee to survey the trees and identify which trees need to be removed. So far the trees that have been treated are doing well.

**Social Committee:** Christine Melton recapped events and announced upcoming events:

#### **Ladies' Luncheon, held on Sunday, April 23rd, 2019**

The luncheon was a huge success. Sixty-three women came with over 60% never having participated in anything before! During the luncheon (and at the May AL Meeting), residents had an opportunity to sign-up for these interest groups:

- AL Directory**—help get one started and/or be included.
- Book Club** (Shah Smith, Lead)                       **Movies**                       **Dinner Out**
- Games** (Bunko, Bridge, Mahjong, other board or cards)                       **Local Day Trips**
- The Arts** (Barb Stears, Lead)                       **Small Group interests** (Cooking classes, Yoga by the Pool, Quilting/Crafts)

**To be included in any of these groups, contact Christine Melton and she will hook you up with the group!**

**Sunday, June 23—Picnic At the Pool** – The family friendly event will be held on Sunday June 23<sup>rd</sup>. Fried chicken and drinks will be provided, and residents are requested to bring a dish to share.

#### **Pink Flamingo Friday:**

While Pink Flamingo Friday Parties are not a Social Committee event, they are a huge favorite with residents. A Pink Flamingo Party is a “bring-your-own-refreshments and chair to the driveway” where the host is identified by a flock of pink flamingos at the end of their driveway. The party is 6 pm - 9 pm on Fridays that you see the flamingos. You can also bring a snack to share if you like. If interested in hosting a party, please contact Christine.

#### **Open Discussion:**

**Q:** Does earthquake insurance cover the seismic damage from the quarry?

**A:** No, earthquake insurance is for damage caused by natural disasters. The quarry blasting damage isn't covered. However, if you find that things are falling off your walls or if you have questions about the blasting, you can call the Fred Weber quarry about the blasting.

**Q:** A resident asked about who takes care of deck staining, yard aeration and landscaping around the condo units.

**A:** If you have questions about what the association will take care of around a unit and what is a home owner's responsibly, please feel free to call AMC – they are always happy to help.

Deck staining is the homeowner's responsibility most years. If your building is being painted, the painter will stain the deck at that time. Yard aeration is typically handled by our lawn care contractor. If you see an area that might need attention, please call AMC so that they can work with the lawn care professionals.

Residents who want to do landscaping around their unit such as planting bushes or trees should contact the Landscaping Committee. Keep in mind that if you alter the landscaping around your unit, you and future homeowners are responsible for it. If the unit has the original builder's landscaping, AMC can replace shrubs or bushes if you call and put in a work order.

**Q:** A resident has noticed a sump pump pit in her basement. What do they need to do to put a pump in it?

**A:** The builder did put in sump pump pits into the basements of some units. In order to connect that pump up to a motor and correctly divert collected water you will need an electrician to hook up the pump and a contractor to make sure that the piping is diverting water correctly. You can contact Maryland Heights with questions about contractors and permits needed.

# POOL Party!

Sunday, June 23, 2019

4 to 7 pm

Dinner served at 5 pm

With 80+ residents attending,  
food goes fast! Come early!

## City Councilman Report:

Norm Rhea provided information about some of the upcoming things in Maryland Heights:

- Lion Petroleum is making progress to revamp the building at Creve Coeur Mill and McKelvey Roads.
- St Louis Community Ice Center is on target to open September 1<sup>st</sup>.
- City Wide Ward Meeting – Maryland Heights still plans to host two city-wide ward meetings on June 13 and September 12 to provide residents an opportunity to meet their elected officials, discuss community matters, city projects and programs; and have a conversation about the Better Together City/County merger. While the merger plans have fallen through, the city still plans to hold conversations about the merger to get resident feedback.

# POOL Party!

Sunday,  
June 23, 2019  
4-7 pm

Dinner served at 5 pm

Open to all residents of Autumn Lakes.

Fun for the whole family!

Fried Chicken,  
Beer, Margaritas and Sodas are  
provided by Autumn Lakes.

Residents, please bring:  
Side dishes, Salads and Desserts.

With 80+ residents attending,  
food goes fast! Come early!

The next Autumn Lakes Association meeting will be held on 7/17/2019 at 7 pm.  
Autumn Lakes RESIDENTS are encouraged to attend.