

Autumn Lakes Gazette

Established 9/85

November 2015

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Board of Directors

Laura Farkas *770-9442* *President*
Andrea Crouch *344-9063* *Vice President*
Sonya Ptah *540-0467* *Secretary*
Shah Smith *960-6620* *Trustee*
Richard Ornberg *817-357-2633* *Trustee*

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

Happy Holidays!



November 18, 2015 MEETING

Laura Farkas welcomed everyone and introduced Norm Rhea, Maryland Heights Ward 4 Councilman. Other attendees introduced were: Keith McCracken, AMC, Rob Adelson, AMC Maintenance/Groundsperson, and board members Laura Farkas, Shah Smith, Dick Ornberg, and Andrea Crouch.

Association Management Report by Keith McCracken

Autumn Lakes Association as of 10/31/15 is \$935 better than budget on income for the year and \$3,805 under budget on expenses.

Autumn Lakes Condominiums as of 10/31/15 is \$5,643 under budget on income YTD. The Condo Association is \$24,139 under budget on expenses, mostly due to low snow removal costs last winter.

The Board and Keith had a budget meeting in October. They reviewed the budgets for 2016 and the increased expenses for sewer, water, lawn care (mulch year), and insurance. Sewer has increased by \$9,150. Water has increased by \$4,800. The mulching in 2016 added \$8,450 to the budget. Insurance has increased \$2,993. The increased expenses will require a 3.5% increase in Condo fees. Letters with the 2016 budgets and new fee amounts are being mailed to all owners. Those that have auto-pay setup with their bank will need to adjust the fee amount starting in January. Please inform the office if you do not require a coupon payment book. NOTE: If your monthly fee is processed through automatic withdrawal by AMC, you do not have to do anything. The increased amount will be adjusted accordingly. The homeowner association fee will not be increased in 2016.

The large retaining wall at 3063 Autumn Shores Drive has been completed. The surrounding ground has been seeded and fertilized. The maintenance crew is watering as needed and monitoring. Grass is sprouting and the decision has been made not to install sod.

Keith explained that he and the board just finished their annual walk around, at which time they looked at all driveways and parking lots to determine which are in need of repair or replacement. They ranked driveways on a scale of 1-5, 1 being in very good condition, and 5 being in NOT good condition. They found 7 driveways, 2 parking lots, 5 sidewalks and 1 garage door in need of replacement. Violations were also noted, such as decorations or decorative items being hung on the siding with screws. These damage the siding finish and opens the building to moisture damage.

The common ground behind 12061-12075 Autumn Lakes Drive has had drainage issues for years caused by water run-off from the Hwy 270 right of way. The heavy rains this year magnified the issue. We are looking at getting a drainage

ditch/berm installed to direct the run-off to the creek. We met with MSD to review the issue and were told it is the Association's problem.

The maintenance crew has been busy trimming trees, applying fall fertilizer to the lawns, filling sinkholes, cleaning the fall leaves from the gutters and many other duties.

The final fall clean-up was the week of November 23rd. Single family homes put their leaves at the curb for pick up on November 23rd.

The clubhouse roof has been replaced with architectural shingles.

Residents are required to obtain Board approval for any exterior changes, such as: landscaping, trees, decks, windows, doors or lighting. Written approval is required before proceeding. All necessary permits must be obtained from the City of Maryland Heights to assure code compliance.

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

Richard Ornberg

At the last Association meeting in September, a resident asked the trustees to look at the awning rules again and consider that some condo structures may not accommodate a full patio covered awning. The board agreed upon the following revised rule change (in italics):

Limitations

1. Awning installation on Autumn Lakes' condominiums require board approval prior to any work being started. *The board will consider and may approve a variance request to these rules for special situations such as an oversized deck or building construction issues such as an extended brick fireplace.*

Shah

Shah asked Norm Rhea for information about the new Maryland Heights Community Center completion. He said that part of it will be completed by July 2016. The Aquaport will close early for the season when the move from the old center to the new building will take place. Then the old community center will be torn down for more parking. The grand opening is not scheduled until September 2016.

Laura Farkas:

Laura reported on the new firehouse that is being planned for our Maryland Heights service area. She attended a planning meeting in October that talked about the new building and services that will be provided. The new building is scheduled to be completed by

September 2016 and will have new and updated facilities to house three shifts of personnel.

Maryland Heights does not charge for ambulance service but they will take whatever your insurance will pay. MH Fire Department responds with 4 firemen per truck, and two paramedics per ambulance. If we ask, they will come to any of our meetings to talk further about their services.



View of the new Maryland Heights firehouse

At our last meeting, a resident requested that we expand the RV Lot to accommodate larger RVs. This would mean moving the fence closer to the street which would also require removing some pine trees. After discussion the Board decided not to do this as they believe we have more pressing expenses coming up such as repairs to the clubhouse and pool area.

Since our next Association meeting is not until January 20, 2016, She reminded everyone about **Christmas tree pick up services**. Autumn Lakes contracts with Shields Tree service to do this pickup and it is scheduled for Monday January 4, 2016.

Social Committee Report by Christine Melton

No events are planned through the end of the year, however, the Social Committee will be meeting soon to begin planning for 2016. Some new areas of interest are a Beer Tasting, a Sip and Paint Party (*a group comes together to learn how to paint a picture on canvass and socialize with goodies and something to sip. No painting experience is required*). They will also plan another Wine Tasting as the one this spring was well-attended.

Watch for a Social Committee Meeting notice on Nextdoor.com.

We would love to have your participation!
Call Christine at (314) 560-5705.

Christine also mentioned that many residents received torn Gazettes. As the newsletter editor, she will work to rectify this. She appreciates all the feedback she has received.

If anyone has photos of events or of the subdivision to share with residents, she would love to add them to the gazette. Just give her a call!

Questions from Residents

- An owner asked Keith when her driveway and retaining wall would be repaired. He explained that the board budgets a specific amount toward these repairs annually. The driveways and tie walls that are in most need of repair will be addressed first. He suggested residents call him at the office for information on their driveway or retaining wall. There are still a few retaining walls to be completed this year as they had to change contractors recently to finish the those jobs.
- It was also asked how much more is our budget in 2016 than it was in 2015? Keith said that it averages about \$7 per month increase for everyone. He reminded us the \$12 a month fee for lake assessment will stop at the end of 2016.

Anyone for a Paint & Sip party?

This is the "paint 'n' sip" phenomenon, whereby friends & neighbors, come together to paint, drink and relax . No painting experience necessary. Supplies are included.

Fun and laughter provided.

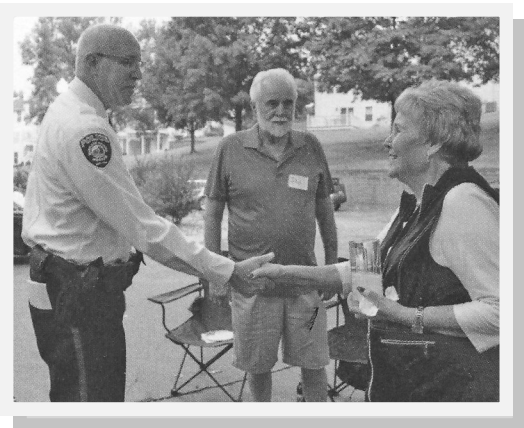
If interested, message or call Christine.

Let's see what fun we can create!

We welcome residents to join our AL Social efforts, help build a stronger community, and share some new ideas. Call Christine at (314) 560-5705.

In the News...

Autumn Lakes residents were featured in the Maryland Heights newsletter!



Chief Carson meets with Mary Lucas and Skip Williams at the Autumn Trace Court Night



Sharon Kohler and her young neighbor visit with Officer Berges!

Join Nextdoor.com!

Nextdoor.com is an Autumn Lakes social network. It is strictly about connecting with the people around you.

When you sign up (it's FREE), you must verify that you live in our neighborhood by an invitation from another Autumn Lakes resident.

Residents utilize Nextdoor.com for a variety of different purposes—meet neighbors, organize, notify of happenings in the neighborhood, lost pets, items to sell....all within Autumn Lakes.

If you would like to be invited,
call Laura Farkas or Christine Melton.
We'll get you in the loop! It's worth it!

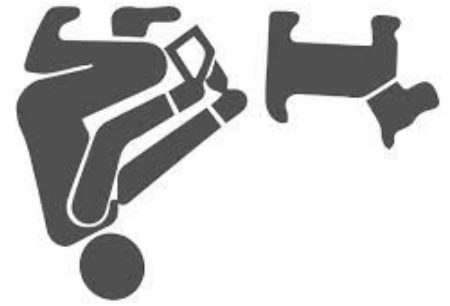
Give the Gift of Life this Holiday Season at Maryland Heights Blood Drive

Thursday, December 17 from 2-6 pm
at the Maryland Heights Community Centre,
2344 McKelvey Road.

- ◆ All blood types are needed.
- ◆ An ID or Donor ID is required to donate.
- ◆ Potential donors must be in good health, weigh at least 110 pounds and be at least 17 years old.
- ◆ Consent forms are available at www.bit.do/consentform.com.

Although walk-ins are welcome, donors may now schedule their own appointment online at www.bloodcenterimpact.org with location code 9407 or by calling Gabby Macaluso at (314) 738-2204.

Be a good neighbor!



Autumn Lakes Gazette
11915 Autumn Trace Court
Maryland Heights, MO 63043

Live Christmas Tree Pick-Up

Autumn Lakes pick up date:

Monday January 4, 2016



NOTE: If you miss that date, Maryland Heights (Republic) will pick up Christmas trees on yard waste days throughout January.

- ◆ The tree limit is 6 feet. If the tree is taller than that, cut it in half.
 - ◆ Remove all metallic decorations.
- ◆ Wreaths with metal frames are NOT yard waste and will be collected as trash.

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



Missed the Utility Rebate Deadline?

If you missed the dates, you can call Sue, the rebate coordinator at 314-738-2599 to make an appointment.

NOTE:

**Association Management EMAIL ADDRESS:
office@amcassociation.com**

Please allow 1-2 weeks for a non-emergency work order to be completed. Residents might be contacted to explain that the work order will be done later because it is work normally done with others of the same type.

The next Autumn Lakes Association meeting will be held on 1/20/16 at 7 pm.

ALL Autumn Lakes RESIDENTS are encouraged to attend.