



Autumn Lakes Gazette

Established 9/85

November 2019

XXXV No 6

Board of Directors

Laura Farkas 770-9442 *President*
Shah Smith 960-6620 *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
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Office Hours M-Th 8:00-5:00
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Architecture committee: Richard Ornberg, Shah Smith

Landscaping committee: Jay Black, Andrea Crouch, Retta Morcom

AL Website: autumnlakesstl.com



Association Meeting—November 20, 2019

Introductions: Laura Farkas opened the meeting and introduced the Board members, Keith McCracken and Rob Adelson of AMC Management. Norm Rhea, our City of Maryland Heights city council representative was also present. Richard Ornberg was absent.

Councilmen Report:

Norm gave a brief report of new development going on in Maryland Heights. Here are just some of the new things happening:

- The city council has gone through the budget and plans to approve it at the next council meeting.
- Ice Rink #4, fire pits, and restaurants have opened at the new Centene Community Ice Center. Tournaments and lessons are in progress.
- Boulder Springs at Ross Ave/364 – the planning committee is planning to vote on new multi-family housing development.
- The Flatts at old Bally's location – Waiting on a final development plan before the development can move forward.
- A recreational complex is being discussed in the zoning committee.
- Maryland Heights Fire Station at 2606 Schuetz Rd – working on a \$5.8 million renovation
- National Safety on Schuetz Rd – grading is underway
- Daly Subdivision – preliminary plot for 5 single-family homes is under review.
- KGB Office and Retail Use – on either side of 141. A development plan for this site is under review.
- Hollywood Casino is renovating an area to start a Thai restaurant on the property.
- IQ Design – project is complete
- Phillips 66 on Dorsett Road is being renovated.
- Edwards Café and Bar is being built in Westport.
- Robata is also building in Westport
- LP Mart off of McKelvey should be opening soon. (Old 7-11 Site)
- Lighthouse Baptist Church is building an addition.

Management Report by Keith McCracken:

Autumn Lakes Association as of 10/31/19 was \$200 over budget on income YTD and \$3,734 over budget on expenses YTD. Autumn Lakes Condominiums as of 10/31/19 was \$21,329 over budget in income YTD and \$29,107 over budget on expenses YTD.

Rob and Dave have been very busy addressing work requests, cleaning gutters, tending to the lakes and replacing small retaining walls. The lake fountains have been stored for the winter. Squirrels, birds, and raccoons continue to be a problem in our attics, please do not feed the wildlife as it creates a nuisance situation.

The first fall leaf clean-up was just before Thanksgiving, and the second is set for the week of December 2nd depending on the trees and the weather. The 18 houses can place their leaves at the curb for pick-up during these clean-ups.

Asphalt sealing of the driveways and parking lots has been completed this year. Thirteen asphalt driveways were replaced and two were repaired. The Board and I identified these driveways on our fall 2018 walk-throughs. Concrete replacement has been completed, one driveway and seven sidewalks that were identified in our fall 2018 inspection were replaced.

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. It is suggested that if you have an older model water shut off (a gate shut off), you may want to replace it with a new ball shut off which is easier to use and will more securely shut off the water.

Owners are required to keep their unit decks in good repair. Two of the most common problems are no lag bolts securing the deck to the building and no flashing to prevent water from 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, band boards, causing siding damage and water leaks into the unit's lower level possibly resulting in a deck collapse.

Check with the City of Maryland Heights to be sure your contractor has all 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

Board Reports:

Budget Meeting – There will be a slight fee increase in 2020. All units (single-family homes and condominiums) are part of the Autumn Lakes Association (ALA). The ALA fee includes the upkeep of various public areas such as the clubhouse, swimming pool, ball courts, and grounds. A portion of the fees paid by condominium owners is transferred to the ALA budget. The Autumn Lakes Condominium (ALC) budget only includes the condominium owners and condominium expenses, which covers building repairs and maintenance, snow removal and more.

For 2020, the ALA homeowner fee will increase by 2.18% (approximately \$1.15 per unit) to \$53.90 per month. The ALC condominium fee will increase .2% plus the \$1.15 ALA increase. The increases will cover new signs at the entrance, a new streetlight on Autumn Trace Court, a new lake fountain and a landscaping project. Letters will be sent out to owners with more information.

If you pay your fees by auto payment, make sure that you update your amounts for the January fee. If you pay by direct deposit and do not need a coupon booklet, please let the office know so that they can take you off the list.

Fall 2019 Walk Around – Many of our back patios have begun showing major cracks or even needing total replacements. These are the responsibility of the homeowner. During the fall walk around, the Board identified which patios have issues and will notify homeowners. Homeowners that need to repair patios will receive a letter about their conditions and information to let the homeowners know how they can participate in group pricing on patio repairs. Of course, final pricing would depend upon the amount of work to be done at each unit, the total amount of work in the subdivision and the number of participants. If you have questions, please contact Shah Smith by text 314-960-6620 or email ShahSmithSTL@gmail.com

Maryland Heights Volunteer of the Year – The Board congratulated Christine Melton who was awarded Volunteer of the Year by the Maryland Heights Chamber of Commerce. Way to go Christine!

Drainage Issue – There's a drainage issue behind the southwestern units of the neighborhood. The problem appears to be coming from highway drainage. The Board contacted our city councilman who helped coordinate a meeting with MODOT and Maryland Heights to look at the issue. The project is currently under assessment by MODOT.

Blasting – This year residents have reported feeling higher seismic activity as part of the quarry blasting. Jay Black continues to do research on this each time it happens. He is working with Waste Connection (formerly Fred Weber), and the City to see what can be done. The quarry owners installed seismographs at Jay's condo and at the clubhouse to study the magnitude of the current blasting. Jay met with Maryland Heights staff and the quarry to talk about the issue a few months ago. Blasting continues to be an issue, so Norm is working on scheduling another meeting in January.

Committee Reports:

Landscaping Committee:

Oak galls have become an issue with the trees in the neighborhood. Jay wanted to remind residents that if they see a tree problem near their unit to contact a member of the Landscaping Committee. Even if the tree is a Maryland Heights tree, please contact the Landscaping Committee and they'll contact the city about the issue.

Maryland Heights owns the trees between the sidewalk and the street. They have been removing oak trees that the city deems as needing to be removed due to disease. The detail list was in the September gazette. The city will replace the trees removed when it's appropriate to plant again.

Social Committee: Christine Melton announced upcoming events:

Light Up Autumn Lakes – The association is hosting a holiday decorating contest. Judging will take place on December 15th. Awards will be given to the top two houses and condominiums and one award to the best decorated back of the condo facing common grounds.

Christmas Caroling is planned for Wednesday, December 18th. If you'd like the carolers to come by, please sign up through the AMC office. If you are interested in singing with the carolers, please contact Glenn Mueller at 314-640-8527 to sign up. There will be a practice session on Monday, December 9th. Carolers will be collecting donations for the Christmas Caroling Association. **We would like to get some kids to go with the carolers this year!**

Tentative Super Bowl Party – There are tentative plans for a Super Bowl party at the clubhouse on February 3rd.

The AL Book Club has begun! The next book to talk about is An American Marriage. If you're interested in joining the Book Club, please contact Shah Smith .

Open Discussion:

Q: A resident wondered if there is a list of owner responsibilities that can be provided to potential buyers prior to purchase?

A: Yes, the association provides this information to real estate agents who have the responsibility to provide the information to their clients. The information is also posted on the neighborhood website at <http://www.autumnlakesstl.com/>

Q: A resident asked who should be contacted for Architectural Committee approvals. They also asked are there plan drawings available for a standard deck construction to make it easier for residents.

A: Both Dick Ornberg and Shah Smith are members of the Architectural Committee. You can also contact AMC and they will coordinate with the committee. The board had a discussion about possibly providing a guide book for deck plans and other architectural changes for condominiums. Currently, they decided not to pursue it. Owners will have to get their own diagrams from their contractors.

Q: Resident asked if the band boards and flashing were the homeowner's responsibilities with their decks?

A: Yes, these are the responsibility of the owners.

Q: Resident asked when does this association hold meetings?

A: The association holds meetings January, March, May, July, September, and November. Residents receive newsletters after each meeting and an archive of newsletters is available on the neighborhood website.

Q: Resident asked about how snow is removed in the neighborhood?

A: The City of Maryland Heights removes snow on the streets. Park in your driveway until the plows come through. AMC has a snow removal company that will take care of driveways and sidewalks if over 2 inches. Please note, snow removal crews will not remove snow in your driveway if a car is parked there to prevent damage to personal property and snow removal equipment.

Q: The resident thanked AMC for taking care of the lakes and fountains. They were wondering when a new fountain for the lower lake would be installed?

A: A new fountain will be coming this spring. The fountains have been removed for the winter.

Q: Resident asked if garage door replacements are the owner's responsibility?

A: Yes, garage doors are the responsibility of the owner. Please call AMC for approval. AMC can recommend a vendor if a resident needs assistance. Please note, the garage door must be replaced with a style similar to those in the building. AMC's painter vendor will paint the garage door to match.

Q: Resident wondered when a light at the beginning of their street could be installed?

A: One of the projects that the Board has approved is the installation of a street light for Autumn Trace Court and has included the costs in the 2020 budget.

Activity Groups in Autumn Lakes

- AL Directory**—help get one started and/or be included. **LEAD: Christine Melton**
- Book Club - LEAD: Shah Smith 314-960-6620 ; 2nd Thursday each month at 7 pm.**
- Games - LEAD: Ronni Orłowski 970-980-9080**
- Movies—LEAD: Ronni Orłowski 970-980-9080**
- Dinner Out—LEAD: Marleen Padberg 314-323-1446**
- Local Day Trips—LEAD: Marleen Padberg 314-323-1446**
- The Arts - LEAD: Barb Stears 314-874-2216**
- Small Group interests (Cooking classes, Yoga by the Pool, Quilting/Crafts) - looking for LEADS**

CHRISTMAS CAROLING IN AUTUMN LAKES

Christmas Caroling is planned for
Wednesday, December 18th.

Call Glenn Mueller (314-640-8527) if you'd like to sing with the group. This year we will have a truck and trailer to drive the carolers, along with Santa Claus, around the neighborhood. We would like to get some kids to go with the carolers this year!

There will be a practice session at Glenn's home on Monday, December 9th at 7 pm.

If you'd like the carolers to stop by, please sign up through the AMC office.

Carolers will be collecting donations for the Christmas Caroling Association.

“LIGHT UP AUTUMN LAKES” OUTDOOR DECORATION CONTEST

Sponsored by your AL Social Committee
and Board of Trustees

JUDGING—December 15

This year prizes will be awarded to:
TOP TWO HOUSES and CONDOMINIUMS,
and **ONE** for the **BEST DECORATED BACK**
of the **CONDO** facing the common ground.

Thanks to all who are brightening up the
neighborhood for the season!

The next Autumn Lakes Association meeting will be held on 1/15/2020 at 7 pm.
Autumn Lakes RESIDENTS are encouraged to attend.



CHRISTMAS CAROLING IN AUTUMN LAKES

Listen for Santa and
his carolers on
Wednesday, December 18th