



# Autumn Lakes Gazette

Established 9/85

XL No. 3

## May 2024

### Autumn Lakes Association (ALA) Board of Directors

**Madonna Esposito (ALC)** 314-358-1191 *President*  
**Jim Schmid (ALH)** 314-322-7389 *Vice President*  
**Retta Morcom (ALC)** 314-479-7447 *Secretary*  
**Laura Farkas (ALC)** 314-770-9442 *Treasurer*  
**Lauren Bergtholdt (ALH)** 314-651-1773 *Director*

**Community Property Mgmt**  
**242 Old Sulphur Spring Rd**  
**Manchester, MO 63021**  
**Customer Service: (636) 227-8688**  
**Business Hours: 8:00a.m-4:30 p.m.**

### Committees

**Madonna Esposito** 314-358-1191 *Amenities*  
**Cathie Burkard** 314-443-0253 *Social Activities*  
**Laura Farkas** 314-770-9442 *Landscaping/Gazette*  
**Retta Morcom** 14-479-7447 *Architecture*

*AL Website: [AutumnLakesSTL.com](http://AutumnLakesSTL.com)*  
*CPM Website: [www.cpmgateway.com](http://www.cpmgateway.com)*



**New Look to the Gazette....** Starting with the May Gazette, we are attempting to provide owners/residents important information but in newsletter format instead of minutes from the meetings. The **official** board meeting minutes will be available on the CPM portal. Use the Documents option, then find Meetings – Minutes and Other Information. Comments or suggestions on the new look or information that could be included in the Gazette are welcome. Contact Laura Farkas.

### YEAR END REPORT

The May 15<sup>th</sup> meeting included the annual meeting with a year-end report by the President and the election of board members. The regular May Board meeting was conducted at the conclusion of the annual meeting.

Highlights from the year-end report included:

- Committee review and recommendation on new a property management company. Community Property Management (CPM) was recommended and selected. They began managing Autumn Lakes on 01/01/2024.
- Upper dam was repaired after months of delay.
- Pickleball/Tennis courts were repaired and restriped by a volunteer group.
- In August, the Board was notified by legal counsel that Autumn Lakes was the victim of insurance fraud by our broker, J Walsh Insurance. Owners were notified the Association was without insurance. It was discovered that over 50 associations had fallen victim to widespread insurance fraud. Autumn Lakes, with assistance from a new broker, Daniel and Henry, was able to obtain some portions of insurance within days and the liability insurance within 3 weeks. Although we were able to obtain the insurance, it didn't come without changes including a ban on using wood-burning fireplaces and no grills allowed on decks or used within 10 feet of any structure.
- The water runoff that has created a marsh lake behind building 14 (12061-12075 ALD) is finally being addressed by MoDOT and Maryland Heights. Originally, they were going to create a berm directing water over to the creek but have since decided that they should address it by re-opening the clogged culvert under Hwy 270. They began this work early May.
- Several asphalt driveways were replaced and most driveways were sealed.
- Select buildings were power washed and all gutters were cleaned.
- Last summer our legal counsel stated that our indentures were "a mess" and that there are actually three sets of governing documents, not just the two that the boards have been using since owners took over the governance of

the community in the late 80s and early 90s. Last winter, the Board requested our legal counsel review the indentures for areas of concern. The most important item to be addressed was that the Autumn Lakes indentures (August 1980), are only in authority over the houses (that were to be built.) The indentures for Autumn Lakes Association (August 1980) only had authority over the common grounds and amenities, jointly owned by the houses and the condominiums. This clarification had a significant impact on how the Autumn Lakes Trusteeship (now houses) and the Autumn Lakes Condominiums should have been electing representatives. It also established that the Autumn Lakes Association board representatives would not be voted on by the community at large, but would be made up of the House Trusteeship and the Condominium Board representatives. Legal counsel recommended that the Board begin making the necessary changes with the elections this spring. Following the elections there will be three ALC board managers to direct the business of the condominiums. The houses will have two trustees to direct the business of the houses. The Directors of Autumn Lakes, made up of the 2 newly elected house trustees and 3 condominium managers, will direct all business for Autumn Lakes Association. There will be additional items

*Message from outgoing board member Shah Smith...*

*It's been a busy year, and I know that the new boards and trusteeship will have their hands full. Many of you know that I decided two years ago that this would be my last term as your board representative. I have enjoyed serving this community and look forward to seeing how these changes in our indentures will affect our community. I hope that we continue in the grand scheme to act as one cohesive community. I encourage new representatives to read the indentures closely, and to make decisions that are the best for the community at large going forward.*

to be decided upon once the new Boards and Trusteeship are in place.

## **ELECTION RESULTS**

Based on the new board structures, the results of the 2024 election are as follows:

AL (houses) – Jim Schmid (3yr term) and Lauren Bergtholdt (2yr term)

ALC: Mark Gavan – 4 votes, Jill Miesen- 46 votes, Jerris Ruth – 64 votes and Laura Farkas – 69 votes

ALC – Laura Farkas is re-elected for ALC

## ***Many Thanks to Shah...***

...for 16 years serving in many capacities on the Autumn Lakes Association Board. You strove to make this a great community to live in. We appreciate all that you did.

Hope to see you around the neighborhood!!!!

## **UPDATES FROM CPM – report by Janet Lynch, CAM**

### **Work Orders:**

- ALC - From 01/01/24 to mid-May CPM received 265 work orders. 80 have been completed. 115 are still pending completion. The rest are waiting for invoices, out for bid, duplicates or homeowner responsibility etc.
- ALA – 22 work orders received between 01/01/24 and mid-May. 15 are closed. 6 are pending and 1 on hold for a future project.
- If you cannot enter a work order via the portal, call the CPM office. No owner or board member should enter a work order for an address other than your own. Call the office and they will enter the work order for you.

### **Financials as of April EOM:**

- ALA income: \$903.99 over budget; Expenses \$28,907.50 over budget. That was due to \$29,000 in bills that were not paid by SMG last year.
- ALC income: \$1,382.47 over budget; Expenses \$18,163.68 over budget. That was due to \$67,000 in bills that were not paid by SMG last year.

## COMMUNITY INFORMATION/NEWS

- ❖ Bush trimming was completed for spring. Owners are responsible for the bushes behind their building. If you don't want your bushes trimmed, make sure to contact Laura Farkas and have your name added to the No Trim List.
- ❖ Gutter cleaning is scheduled to begin the week of June 3.
- ❖ Another bid is required for the planned tree trimming. The first contractor is having problems with insurance. This process is in work, further information will be provided when a new bid is approved.
- ❖ Reserve Study – the new board will look at the reserve study and contact the company that generated the study. They will also work with CPM to come up with a plan for decision making. A town hall meeting will be held to discuss the reserve study.
- ❖ The trash dumpster has been removed from the club house; we are using trash totes. There is a dumpster at the RV lot for yard waste **for CPM and Lawn Groomers use only**. For personal yard waste use yard bags and Republic will pick up on Mondays. If your trash container is broken, call the board and they will get that replaced.
- ❖ We were required to obtain a higher liability bond due to increases in assessments, so we needed to increase the bond to \$500,000. The board has approved this so we are in compliance.
- ❖ The Social Committee hosted the Ladies Luncheon on April 14<sup>th</sup>. It was a well-attended event. It appeared all who attended had a very nice afternoon. Having the event in the lower level of the clubhouse worked out well. Our Women Trivia Contest was fun, interesting and informative. We had 15 attendance prize winners (fairy gardens and potted plants). The lucky winners were Shah Smith, Jill Miesen, Sandy McIntyre, Andrea Crouch, Barbara Robinson, Madonna Esposito, Sandra Morello, Rhonda Appel, Sharon Latham, Susan Gayda, Mary Cornwall, Gloria Thrift, Darlene Bell, Flo Kramper and Ashley Jeralds.

## COMMUNITY REMINDERS



### *POOL is now OPEN!!!*

POOL hours are 9AM till 10PM daily.

Remember there is no lifeguard and children must be accompanied by an adult.

Remember to clean up your area and close umbrellas before you leave.

- Current Owner Information and Amenities forms and \$10.00 are required to obtain a pool access card. Either pay via the CPM portal or give your check to Madonna Esposito and she will issue a pool access card. No cash will be accepted.
  - There is NO pool monitor. Please follow the rules so everyone can enjoy the pool. If you have any concerns or problems, contact the board.
  - The baby pool is scheduled to be sand-blasted on Monday, June 3. Once the repairs and painting are completed, the baby pool will be opened. As result of this work, the entire pool will be closed on June 3.
  - Pots for the pool area and club house entrance were purchased and planted in time for the Memorial Day opening. Thanks to members of the Landscaping committee for their time and expertise. The planters look awesome.
- Grilling Season has started and just a reminder that **grills MUST be 10' from the building when used** to be in accordance with the new insurance guidelines.
- Watering - please be conscious of water usage when you are watering your plants, washing the car or checking on running toilets. Water is not a free amenity and watering responsibly helps everyone. You will still be able to keep your gardens and cars looking good thru the hot summer months!! If there is water running down the street you are watering too much or your sprinkler is not positioned to make best use of the water.

The next Association meeting will be on Wednesday, July 17<sup>th</sup> at 7 pm at the Clubhouse.

## UPCOMING EVENTS

### PICKLEBALL CLASS

Monday June 24<sup>th</sup> 6 pm - 8 pm



Eric Peterson is hosting a Pickleball Class at the Autumn Lakes courts.

If you have paddles, bring them.

Come learn the basics and meet some new friends.



### Summer Fiesta & Pool Party 20th

Saturday July 20th Start time is TBD.

Autumn Lakes will host a summer fiesta party at the pool. We will be serving a Mexican feast of pork and/or beef tacos and nachos with all the toppings to customize to your liking. Sides include guacamole, refried beans, rice, street corn and, of course, Margaritas. Plus churros for dessert.



Children and grandchildren are welcome and encouraged to attend. There will be gifts for them and a piñata.



*Autumn Lakes Gazette*  
3125 Autumn Trace Dr  
Maryland Heights, MO 63043