



Autumn Lakes Gazette

Established 9/85

January 2014

XXX No. 1

Board of Directors

Laura Farkas 770-9442 President
 Shah Smith 960-6620 Vice President
 Bill Doerr 739-1767 Secretary
 Jay Black 269-7109 Trustee
 Larry Padberg 209-7576 Trustee

Association Management Corp.

Allan Seals, President
 3153 Fee Fee Road
 Bridgeton, MO 63044
 Office Hours M-TH 8:00-5:00
 FRI 8:00-4:00
 24 Hour Phone: 291-1450

January 15, 2014 MEETING MINUTES

President Laura Farkas called the meeting to order at 7:00 p.m. at the clubhouse. Laura opened the meeting with the introduction of board members, Keith McCracken and Rob Edelson of Association Management. Norm Rhea, Maryland Heights Councilman Ward 4 was also in attendance.

Association Management Reported by Keith McCracken

As of 12/31/13 Autumn Lakes Association (ALA) had assets of \$77,264. Total income YTD was \$221,985. Total budget line item expenses YTD were \$154,481. ALA is \$1,205 over budget on income for the year and \$112 under budget on expenses. Reserve expenses through 12/31/13 totaled \$228,566 for retaining walls, tree trimming, pool repairs and the lake dredging project. After deducting the loan amount, actual reserve expenditures were \$64,566.

Autumn Lakes Condominiums (ALC) as of 12/31/13 had assets of \$179,561. Income YTD was \$769,738. Total budget line item expenses YTD were \$628,670. ALC is \$14,290 over budget on income YTD. ALC is \$32,304 over budget on expenses, primarily due to snow removal and tree removal expenses from storms. This balances out to be \$18,013 over budget YTD. Reserve expenses YTD totaled \$91,223. Reserve expenses were for soffit and trim repairs in multiple locations, concrete work, painting, asphalt work, tree work and retaining wall replacements.

The recent Polar Vortex and extreme cold temperatures caused water pipes throughout the region to freeze; then flooding homes when they thawed this past week.

More frequently it is the outside faucets or supply line to them affected. Our Maintenance crew goes through Autumn Lakes and disconnects any garden hose on the Condos still connected. Hose left attached can cause the faucet pipe to freeze. Residents should turn the exterior faucet supply line OFF for the winter to avoid unpleasant surprises.

Please remember to turn water supply lines back on in the spring. If you require assistance in locating the water shut off value or with turning it off please contact Association Management.

Residents considering any improvements to their units are required to obtain all necessary permits from Maryland Heights. This assures work will comply with all building codes. Any exterior improvements or structural improvements/changes including windows and doors must be approved by the Board. Planting of trees and landscape changes at the Condos or on common ground must also be approved by the Board before work is done.

Residents are reminded **not** to store firewood on the Ground; it may attract termites to the building. Firewood is to be stacked neatly off the ground in a rack, **not** against the building.

Spring clean-up (leaves) will begin the week of March 3rd.

As always, please call 314-291-1450 if you have a work request or question. Or e-mail us at Association3@juno.com.



Snow Removal

The city is responsible for plowing and salting our streets except for Autumn Trace Ct, a private street. They do not begin plowing until the snowfall has reached 2 inches as measured at the airport. City snow plows will plow around cars parked on the street. There must at least be a single clear drive lane to allow emergency vehicles to easily pass. If your car is blocking the drive-through access, expect to be ticketed.

Things we as residents can do to ensure the best plowing results:

- a) When heavy snowfall is expected, park your vehicles in your garage or driveway. This will allow the city to clear the streets as much as possible.
- b) Move your cars into the street as soon as possible after the streets are plowed to allow your driveway to be cleared.
- c) When snowfall is expected, remove any items from your driveway or walkway that could be damaged by plowing or shoveling. Removal companies are not liable for damages done to these items.
- d) If you have areas that continue to be a problem after initial removal (i.e. from melting snow and ice coming off roofs then refreezing), call in a work order.
- e) If you think you have damage from snow removal equipment (i.e. cars, garage doors) notify Association Management *immediately*. Late claims cannot be researched.

Resident Open Forum

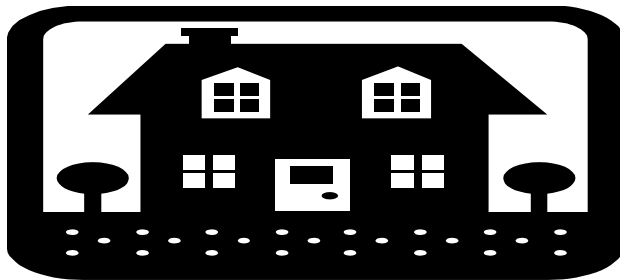
Kudos for the prompt snow removal!

It was also brought to the board's attention about beaver active again and concern for the newly planted willow tree. Keith stated a company has been hired to place traps.

Trustee, Jay Black Reported:

I received an e-mail from Norm Rhea, Councilman Ward 4, about a report from the Maryland Heights Chief of Police, Bill Carson, about vandalism in Autumn Lakes that occurred on 11/05/13. Some vehicles, mailboxes, and a garage door were spray painted with light blue paint. On 11/15/13, detectives arrested a juvenile who confessed to the vandalism spree. Everything is being referred to St. Louis County Family Court (Juvenile Court). Chief Carson contacted Family Court and asked that restitution to the victims be considered when they resolve this issue in court. The damages to the mailboxes and garage door were repainted. Keith will follow up on collecting for building and mailbox damages.

"Autumn Lakes is a Neighborhood Watch community and residents should report any incidents or suspicious activity to the Maryland Heights Police at 314-298-8700"



Jay reported on the status of the Bridgeton Landfill. Jay said during the recent extreme cold spell, 3 of the 4 gas flares went out allowing an excessive amount of gas to be released into the air resulting in a very strong odor. EPA and Missouri Dept. of Natural Resources were aware and monitored the gas level. Both agencies reported that although the odor was obnoxious, the air was within safe limits for breathing. Underground core sampling is being performed to determine a safe area to construct an isolation barrier, possibly a trench, between the sub-surface smoldering event and the radiological material in the North Quarry. EPA conducts continuous air testing for radiological emissions. Jay conducts information-gathering meetings with the engineering company, Engineering Management Systems Inc, that oversees the radiological technical aspects of the Landfill. Information from these meetings are reported at the Community Advisory Group (CAG) meeting held bi-monthly the IUOE Hall, 3449 Hollenberg Dr., Bridgeton, MO 63044. This is just past the Bob Evans Restaurant off St. Charles Rock Rd., west of I-270. The next public meeting is scheduled for **February 24, 6:30 pm** at the IUOE Hall. This meeting is also attended by elected representatives, health officials, and the EPA. Please plan to attend. The CAG differs from the Volunteer Group which meets at the same location in that the CAG is a legal entity of the EPA. You may view the CAG web site at www.westlakecag.org for information and meetings.

Social Committee Report

Laura reported to the group, December's planning meeting was poorly attended, but those attending put together a good list of ideas. It was decided: **Trivia Night** Saturday, March 1st 7pm. People will be randomly assigned tables, this will encourage meeting new neighbors. Adults & teens welcome. You can bring a guest; however they will be seated at a different table. Prizes will be awarded to the winning table, an attendance prize and a prize for the heads/tails game winner. You must **RSVP to Laura 314-770-9442 by Monday, February 17th to save your seat!** Postcards have been mailed.

Tentative Social events for 2014:

Bowling Party in April, **Pool Party** early June, **Pool party/Movie night** mid-August, **Autumn Fest** early October and possible **Wine-Tasting** late October

The next bi-monthly Board meeting will be held Wednesday, March 19th at 7pm at the clubhouse.

**Autumn Lakes Gazette
3011 Autumn Trace
Maryland Heights, MO 63043**