



Autumn Lakes Gazette

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Board of Directors

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Laura Farkas 314-770-9442 *Vice President*
Jennifer Morgan 314-344-2928 *Secretary*
Richard Ornberg 817-357-2633 *Trustee*
Laura Farkas 314-770-9442 *Gazette editor*

Social Committee Chair: Shah Smith

Architecture committee: Richard Ornberg, Shah Smith

Landscaping committee: Laura Farkas, Andrea Crouch, Retta Morcom, Cheryl Eggert

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Autumn Lakes Meeting

1/19/2022

Association Meeting: The January Association meeting was held on Zoom. All trustees and Norm Rhea, city councilman, were present.

The Association meetings will be following a slightly different agenda in the future.

Approval of Minutes - The board approved the November 17, 2021 Minutes.

Financial Report

Darcell Henry, the new SMG Property Manager, provided an update on the financial statements for Autumn Lakes Association and Autumn Lakes Condominiums. Smith Management Group (SMG) has just taken over the management of the community on January 1st, 2022, and, as such, just received the preliminary end of year financials from Association Management (AMC) on Friday January 14th. SMG is working on entering those financial accounts and reports into their accounting system. The board will receive a final end of year financial report to review. The corrected financial report will be posted on the SMG community website for the residents.

Management Report

A Welcome Packet was mailed to all owners in December. However due to problems with the USPS, packets are being received by residents later than anticipated. Due to the delays, there will be no late fees assessed to residents in January. If residents would like to check on payment status, receive a coupon book, need help setting up community website access or need help with a missing Welcome Packet, please call SMG at 314-394-4200 and then select option "0" to speak to the Customer Service staff who can help you.

Committee Reports

Architectural Committee – Shah shared some of the things that the Architectural Committee has been working on.

- **Front Doors** – It has been approved for condominium owners to have front doors with a decorative single pane of non-colored glass if they wish. An Architectural Request with the plans will need to be sent to SMG who will forward them to the Architectural Committee for all exterior approvals. A copy of the Maryland Heights permit will also need to be provided to SMG for the building files.
- **Moveable Fire Pit Furniture** – Condominium residents may now have moveable fire pit furniture on decks and patios with restrictions. The fire pits must be propane powered and use glass beads, lava rock or artificial logs. Fire pits using firewood are not allowed.

- Garage Doors – For condominium owners, new garage doors can be regular or insulated doors. New doors need to be the same style as those which are currently on your building. Garage door replacement also requires an Architectural Request be submitted.
- Decks – The committee now approves composite decks and railings, as well as black anodized aluminum square balusters (like the pool fence). If you have questions about decks, please contact the Architectural committee for more information.

Landscape Committee – Laura provided an update on the Landscape Committee activities. In Maryland Heights, James Phillips has taken Steve Schenck’s position as Operations Manager after Steve’s retirement. James is very open to working with the neighborhood’s Landscape committee. He’s already provided a list of trees that Baxter Farms will be planting to replace the oak trees that MH removed this fall due to gall damage. Residents will soon see stakes in the ground to indicate where new trees will be planted.

An update as of January 24th, the Landscape Committee identified some concerns with new tree placement and some tree choices. James Phillips and his tree foreman met with members of the Landscape Committee to review and discuss their concerns. Several planned trees were moved or switched to resolve their concerns. James also shared that MH will continue to work on grinding out stumps through the winter.

Social Committee – No activities are currently planned for 2022 due to Covid concerns. Suggestions for later in the year are welcome. If you or anyone you know would like to volunteer on the Social Committee, please contact Shah Smith.

Old Business

- Reviewing Tennis Court Access – The Board will be reviewing this procedure soon. We just received the records from AMC identifying who was assigned a key to the courts and the board will need to evaluate options.
- Pets and Landscaping – A reminder to residents – All dogs must be leashed. Please do not allow your pets to urinate on bushes, other units’ plants or to walk up near neighbors’ buildings. If your pet causes damage, you may be fined and/or be responsible for the cost of replacement landscaping.
- Reminder Change of Insurance – There has been a change to the Autumn Lakes’ Master insurance plan. The deductible amount has been raised to \$15,000. Owners should talk to their personal insurance agents to change their coverage. The information about the insurance plan is available on the Autumn Lakes website (although it may not appear on phone or tablet apps) and will soon be available on the SMG community website.
- Patio and Decks – Just a reminder that patios and decks are the homeowner’s responsibility, and they should be kept in a clean and sightly manner. Patios/decks shouldn’t be used as storage areas (including car tires, cleaning supplies or other odds and ends).
- Hole in Ground Near 3168 Autumn Trace Drive – A large sink hole developed near 3168 Autumn Trace Dr in December. The hole has been temporarily secured. Originally, it was thought that this was an American Water issue, however it has since been determined that this is a Metropolitan Sewer District issue. MSD was notified.

An update as of January 28th, the sink hole has been repaired and the area seeded by MSD.

New Business

The board discussed some of the new items for the community.

- In order to cut down on costs, the board would like to use as much online communication as possible. This includes using email blasts to notify residents of meetings and providing email versions of the Gazette to all owners who have provided email addresses. Paper copies are available to those residents who need it. Please make sure you have completed this section of your 2022 Owner Information Form. Please contact SMG for more information.
- Several of the board members met with the new facility manager, Gregg Edwards, for SMG. They were pleased to hear his stated goal is not to just spend the community’s money – but to provide information so that the board can make an informed decision. Gregg will serve as our temporary part time maintenance person so he can get a good idea of what our community needs are before assigning a staff mem-

ber to Autumn Lakes.

- Work Orders –If you previously put in a work order under AMC, and that work order hasn't been completed, please submit the work order to SMG. You can submit your work orders online, via email or by calling SMG. You'll get notification right away that your work order is received and when it is completed. If the task reported is not an Association responsibility you will be notified as well. SMG can still help facilitate the work if desired. If this is the case SMG will first provide the resident with a cost for approval.
- **All Autumn Lakes Rules have been updated to replace references to AMC with SMG information.** The FAQs, Fact Sheet, and Association vs Condo Owner Responsibility documents have also been updated. The updated versions are available on the smithmgmt.com and autumnlakesstl.com websites.
- Sealing of decks – This is actually the homeowner's responsibility. In the past, the Association absorbed the cost of sealing decks as a bonus when the building was being painted. However buildings are now being painted as needed (every 6-8 years), while decks should be stained/sealed every 2-3 years for preservation. The Association will no longer be sealing decks, although residents may request this to be done by SMG at their own cost.

NextDoor App —Just a reminder that NextDoor is a great tool to hear about what's going on around us, but **it is not the official communication of the management company or the Board.** Please contact the management company office if you have repairs that need to be made or concerns. You can also contact the trustees with your concerns.

Residents Questions & Comments

Question: Can someone explain what residents need to do regarding HOA payments?

Answer: The new HOA fee amount, your new account number and the payment mailing address were included on the coupon in your Welcome Packet. HOA fees should be set up for payment **by the 1st of the month.** This is important for the use of the pool and courts. A late fee is assessed on the 15th of the month. There will be no late fee for the January assessments as SMG is still working to reconcile the financial information transferred from AMC.

Residents can pay via personal/cashier checks. You don't need to order a coupon book to pay by check as long as you include the residence address and the account number for the residence on the check. Coupon books, if desired, can be ordered through SMG for a \$6.00 charge. Checks should be mailed to the Kansas City address (not the Des Peres address) **in time for the first of the month due date.**

Residents can set up auto-payment through their bank or through SMG for free. Instructions on how to set up auto-payment through SMG were included in the Welcome packet. To set up auto-payment through your bank, please contact your bank. Be sure to **use the 1st of the month as the due date.**

Residents can also pay online/by phone to SMG by bank account or credit card. Please note, there is a processing fee of \$2.95 or \$3.95, respectively, associated with these options.

If residents need help please call SMG at 314-394-4200 and then select option "0" to speak to the customer service staff who can help you.

Question: A resident expressed concern that they were not being charged the right HOA fee for their unit size.

Answer: The board will investigate the fee assessed. The HOA fee schedule was established by the builder and is very complicated. It was based on both the square footage of the unit, and the unit's percentage of the particular building it is in. Similar models may have different square footages and the number of units in the building may also vary. These numbers relate to the amount of siding and the amount of roof over a unit which are covered by the HOA assessment.

Question: A resident expressed concern about what to do about damage caused by the vendor spreading salt during a snow event.

Answer: If you feel items have been damaged by a vendor, please immediately submit a work order to SMG, including all of the specifics so that it can be addressed.

The next Autumn Lakes Association meeting is scheduled for 3/16/22 at 7 pm.

AT&T Fiber Optics Internet Event

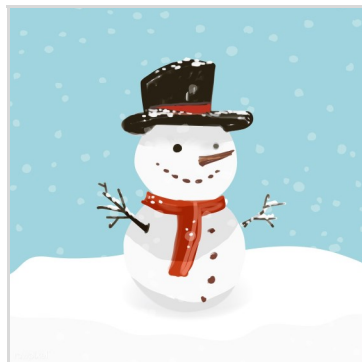
An AT&T representative will be available at the clubhouse on Saturday, February 12, 2022, from noon to 3 pm for residents who would like to ask questions about or sign up for the optional new high speed fiber optics internet program.

Autumn Lakes Snow Removal

Residents are reminded to park in their driveways when snow is predicted. This makes it easier for Maryland Heights to plow the streets. After the streets are plowed, move cars to the street so Four Seasons can better plow the driveways.

Four Seasons, who has been doing our snow removal for 20+ years, will only come out if we get at least 2 inches of snow. But plowing doesn't start until the snow ends. Use of salt depends on the conditions and effectiveness of the salt application. Applications may be sodium chloride or calcium chloride (twice the cost) depending on the temperature.

Four Seasons will start in a different part of AL each time so no one is always first and no one is always last to get done. Plowing the driveways is the first priority. Shoveling of the front sidewalks and city sidewalks may happen at the same time or after the driveways are finished. This will depend on the time of day they can start plowing and the number of men they can get to help.



**One kind word can warm
three winter months.**