

Autumn Lakes Gazette

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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*
AL Website: *autumnlakesstl.com*
Newsletter editor: *Christine Melton*

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
 Friday 8:00-4:00
 Email: *office@amcassociation.com*

July 15, 2015 MEETING

Jay Black opened the meeting and introduced the Board members, Keith McCracken and Rob Adelson of AMC Management and Norm Rhea, Maryland Heights Councilman.

Thank You, JAY BLACK!



After more than 30 years as an Autumn Lakes trustee, Jay Black has resigned his position. We want to thank Jay for his time and efforts taking care of Autumn Lakes through good years and bad. Jay started as a trustee when the builder first handed over the Association to the residents. For several years most of the problems were with the builder fulfilling his responsibilities for the buildings and the subdivision.

Jay has been part of the boards who carefully managed the finances of Autumn Lakes, ensuring that the subdivision has been well maintained and that we have appropriate reserve funds. That is why Autumn Lakes never had an assessment for 30 years and the first assessment was only \$576 per home. Jay tells great stories about younger residents partying together, old friends who have lived here forever, and even parades to get every one to come to the Autumn Fest parties. He knows the history of Autumn Lakes, the people and the activities.

Thank you, Jay, for all your support and time!

Shah Smith has agreed to finish Jay's term ending May 2016. Shah as served several terms as a trustee (2005-2009, 2012-2014). We look forward to having her back on the board.

Association Management Report by Keith McCracken

Autumn Lakes Association as of 6/30/15 is \$722 better than budget on income for the year and \$6,046 under budget on expenses. Autumn Lakes Condominiums as of 6/30/15 is \$9,842 better than budget on income YTD. The Condo Association is \$18,312 under budget on expenses. The lower expenses are due to lower snow removal costs.

The maintenance crew has installed a new exterior trash bin between the tennis court and basketball court for your convenience. They recently repaired the security entrance at the RV lot because someone in a truck backed into the chain and broke the posts.

Mark Neubauer has started the buildings to be painted this year. The first building, 11903-11915 Autumn Trace Court has been completed. The second building at 3160 - 3168 Autumn Trace Drive is completed.

Five (5) more buildings will be painted:

- ◆ 12134-12148 Autumn Lakes Drive
- ◆ 12120-12130 Autumn Lakes Drive
- ◆ 12102-12116 Autumn Lakes Drive
- ◆ 12066-12076 Autumn Lakes Drive
- ◆ 12080-12090 Autumn Lakes Drive

This includes power washing the building, replacing damaged trim or siding, caulking and painting. The exterior of the garage doors and the exterior of the main doors are painted. The decks are power washed, stained and sealed as a courtesy (when the building is painted). Any repairs to the decks or railings are the owner's responsibility.

The following units have **retaining walls** that are being replaced this year:

- ◆ 12010 Autumn Lakes Dr
- ◆ 3198 Autumn Trace Dr
- ◆ 3152 Autumn Shores Dr
- ◆ 3190 Autumn Trace Dr
- ◆ 3006 Autumn Lakes Ct (Front wall to be repaired)
- ◆ 3063 Autumn Shores Dr (Is under construction now and had been delayed due to the heavy rains)
- ◆ 3146 Autumn Trace Dr (Small wall at driveway completed)

The pool is looking good after the stone and tile work. The kiddie pool was drained, repaired and painted.

We are currently reviewing bids to replace the iron fence at the kiddie pool with an aluminum maintenance free fence.

The first **shrub trimming** has been completed, the **next trimming is scheduled for October**.

With spring and summer come the exterior projects and improvements.

Residents considering any improvements to their units are required to obtain all necessary permits from Maryland Heights. This assures that the work will comply with all building codes. Any exterior improvements or structural improvements or changes including windows and doors, landscaping, decks or lighting, must also be approved by the Board prior to any work being done. Written approval is required before proceeding.

Residents are reminded that it is a City Ordinance that **dogs are kept on leash when outdoors and pet owners are to pick up after their dogs**. Pets tend to all visit the same areas while walking the neighborhood and this leaves an unpleasant mess on front lawns if not maintained.

Rob Adelson reported on the lakes and dam repairs

The upper small lake dam was breached due to the torrential rains we have experienced lately. We concreted and rebuilt the spillway on the upper lake so it remains a sediment pond as it was intended. The other lakes were treated with chemicals. Keith reminded everyone that Fee Fee Creek runs through our lakes as well.

Jay reported that the rains were so strong that many old tree logs were washed down to the small upper lake.

West Lake Landfill

Jay reported that core sampling and lab testing by the EPA is ongoing at the West Lake landfill and will

continue through this summer. Results will be available this coming September/October. The purpose of the sampling is to determine a path for the construction of an isolation barrier that will separate the radiological material and impacted soil from the subsurface smoldering event. There is no other news to report about the Landfill at this time.

Clubhouse Clean-up and Maintenance Needs

The Board trustees conducted an inspection of the clubhouse storage rooms located near the pool pump room. The inspection was later followed-up by a clean-up of these rooms by the trustees. Much of the junk was thrown in the dumpster, filling it to capacity, and the rest was placed on the curb for a special trash pick-up. Some of the items, range and exhaust ductwork, were from the old Hexagon Hut Nightclub of 40 years ago. There were some hazardous materials, about 100 lbs. that Richard and Jay repackaged and have made arrangements for proper disposal with a hazmat facility.

The Board conducted an inspection of clubhouse and pool maintenance needs. This is work that is needed to maintain the integrity and safety of the clubhouse and pool. Items noted are: Repair of front porch entry balcony (leaking rain into lower level rooms); roof shingle replacement; main room ceiling repair and insulate; Lower level storage room door replacement; pool deck tie wall replacement; grout pool concrete-deck cracks; kiddie pool fence replacement (aluminum); replace wooden deck with low temp composite decking; dispose of old hot tub and heater shed; evaluate AC systems after new ceiling and roof are installed.

These repairs, while imperative, will be addressed over a reasonable span of time. The Board is prioritizing the items according to urgency and funding. Keith is obtaining bids.

Andrea Crouch's Report:

Andrea reported that Leslie Kral, the Clubhouse Inspector, is moving. Lynn Dornfeld has accepted the job. Thank you, Lynn!

Andrea reviewed the MH Ordinances related to dogs. MH requires dogs to be on a leash and requires that owners pick up their dog's waste. Violators can be reported to the MH Police Department or St. Louis County Animal Control.

The Landscape Committee consists of Laura Farkas and Andrea Crouch. The General Rules regarding bushes to be replaced were recently amended; Andrea reviewed the rules about replacing bushes and reminded everyone these rules are available on autumnlakesstl.com

Laura Farkas Regarding Awnings:

The board has received a few requests over the years from owners wanting to install awnings to make their decks/patios more useful and comfortable. The trustees decided there was enough recent interest that they would research awnings. The trustees talked with Maryland Heights and even visited a company that sells and installs the awnings. Once they did the research they decided that as long as the owners understand the possible issues and liabilities, awnings could be an attractive addition to the Autumn Lakes units and put together the rules, procedures and form.

Laura read through the procedures identified and said the roof mountings information would be added to the procedures and that MH would still have to provide final approval. Rules are included in this Gazette. Richard talked about how awnings aren't cheap and residents will be responsible for researching the costs and best suppliers.

A resident asked "how will you coordinate the umbrella fabric colors with the building colors?" Jay said that the Board will coordinate this as each application is received. Free standing awnings are not subject to these rules. MH requires you apply for a permit and that permit is good for 6 months.

Laura reported that Maryland Heights frequently offers FREE Electronic Recycling at the MH Government Center. The most recent event was Saturday, August 1st. **Check with the MH Government Center for the next Electronics recycling date: www.marylandheights.com** Appliances, TV, cell phones, etc. are just some items mentioned they will accept plus many other electronic items.

Social Committee Report by Christine Melton

The Sunday, July 19th Ice Cream Social from 1pm to 3pm, sponsored by Oberweis Delivery had a nice turnout. Oberweis provided iced tea, lemonade, chocolate milk and a delicious vanilla/mango/pomegranate ice cream, sorbet and sherbet were available free of charge. We put the new canopy to use in the pool area. It was a nice event. Thanks to all the committee members who came to help!

The next event is the **AUTUMN FEST on September 26th**. We will have Pappy's BBQ and hamburgers/hotdogs. Residents are asked to bring a side dish or dessert. Rain or Shine!

It is fun for the whole family!

A **Beer Tasting** event will be held either Oct 17 or 24. As with the wine tasting, it will have limited seating and RSVP will be necessary.



UPCOMING SOCIAL EVENTS:

SEPTEMBER 26—Autumn Fest BBQ & Pot Luck

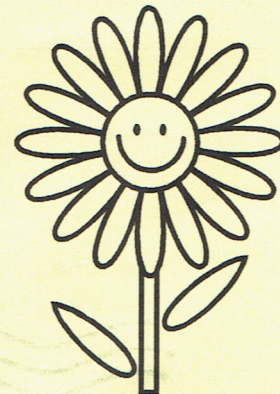
OCTOBER 17 OR 24—Beer Tasting

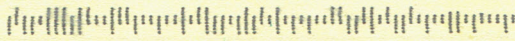
Anyone for dominoes or card games?

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.

Questions from Residents

- There are protruding nails on the pool deck, nails were used rather than wood screws on this decks and that needs to be changed. Jay responded that the board would be talking about these things in their executive session that night.
- A resident on Autumn Shores reported that there is a sinkhole behind her unit in the common area. Keith asked Rob to look into it. It is not a known sinkhole.
- A resident said that her gutters need cleaning. Ash tree droppings clog the gutters. Keith said that we lost some gutter covers when roofs were repaired and they didn't get replaced. He made a note to have her gutters checked.
- The question was raised on who fills the termite heads with chemicals? Keith responded, these termite heads are monitors only that indicate if there is termite activity, and if the companies find termite activity they come and treat the area. Several different companies monitor the AL area.
- A concern was raised that a door hinge in the Clubhouse had fallen on a guest recently. The resident asked if the Board could check each one of these. Keith and Jay both mentioned that they have recently done a thorough walk through of the clubhouse making note of everything that needs to be repaired or replaced. They will be following up on these door hinges.





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Be a good neighbor!



Autumn Lakes Gazette
3011 Autumn Shores Drive
Maryland Heights, MO 63043

NOTE:

Association Management has a NEW 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.

THANK YOU

**ROB & DAVE
Appreciation Day!**

A group is now planning a special day for our fantastic maintenance guys with lunch, gifts, cards, banner, and residents saying "thanks". We could use your help to make this day really special!

Call Christine at (314) 560-5705

A trashy subject

Yard Waste Pick up is on Monday morning.

Autumn Lakes Trash and Recycle Pick-up is on TUESDAY morning.

If Monday is a national holiday, pick-up will be on WEDNESDAY morning.

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

Trash totes and cans should be stored away the evening after pickup. Thanks for keeping our neighborhood looking neat.

PLUS

Allow 3 feet between the big totes and anything else so the trucks can mechanically pick them up.

The next Autumn Lakes Association meeting will be held on 9/16/15.

ALL Autumn Lakes RESIDENTS are encouraged to attend.

AUTUMN LAKES POLICY FOR ATTACHED AWNING

The Autumn Lakes Board has developed a process to approve the installation and use of awnings on decks and patios for the improvement of deck use during the periods of excessive sun and heat. This document identifies the requirements for awning installation, the owner's responsibilities and liability, the process for obtaining approval to install an awning and the consequences of unauthorized installation. The Board recognizes that awnings can add comfort to the home and enhance property value and appeal for the neighborhood. It is with this understanding that the following rules were developed and are required. The Board wants the owner who is considering an awning to understand these items and to research issues and expenses.

Limitations

1. Awning installation on Autumn Lakes' condominiums requires board approval prior to any work being started.
2. Awnings are expected to provide full patio/deck coverage. Allowed awnings will be attached over rear facing decks or patios. Awnings will NOT be allowed on sides or fronts of buildings or over windows and doors.
3. The awning material should be outdoor fabric or cloth and a suitable metal or durable plastic frame. Manual or motorized retractable or stationary awnings will be considered. Metal awnings will not be approved. External solar shades will not be approved.
4. Awnings are expected to be attached to building walls under the eaves. Attachments to soffits or fascia will not be allowed. When necessary and only with Maryland Heights and the Architecture Committee approvals, installation of an awning will be allowed on the roof.
5. Awning colors for each unit must coordinate with the color scheme of the building and not be incompatible with any existing awning on the building. Awnings with designs, logos and monograms will not be approved. The Architecture Committee has to approve the fabric and colors.
6. No side screens or drop down screens from the awning will be allowed.

Owner Responsibilities and Liability

1. Attached awnings are like patios and decks and are the responsibility of the unit owner.
2. If there is an attached awning and the unit is sold, transfer of responsibility for the awning must be disclosed to the new owner.
3. The owner is responsible for any leaks or damage to the inside of a unit due to the awning installation.
4. The owner is responsible for the operation and appearance of the awning. If the awning is not well-maintained the Association can remove or repair it and bill any expenses to the owner. The owner will be notified of the need to make repairs before the Association proceeds with the repairs.
5. Insurance coverage for the awning and any damage caused by the awning to the condominium building is the responsibility of the unit owner. The unit owner will be responsible for any damage caused by the awning to the siding, roof, neighboring decks, windows, or doors. The Autumn Lakes Master Policy will not cover awnings or the damage caused by awnings.
6. The owner is responsible for removal and re-installation of the awning and any related expenses if the building's siding or roof is repaired or replaced.
7. If the owner removes the awning the building must be restored to the original condition at the owner's expense.
8. A member of the Autumn Lakes Architecture Committee must inspect both the final installation and the removal of an awning. The owner will be notified of any issues which must be resolved by the date set by the committee or the owner will be fined (currently \$75/day) until the issues are resolved.
9. The owner is responsible for any legal expenses incurred by Autumn Lakes as a result of enforcing these rules and procedures.

Steps for Installing an Awning

1. The owner contacts AMC Management Corp to begin the review/approval process. AMC or the Architecture Committee will provide a form for the owner to complete information about where the awning would be installed, the type and size of awning, the color and style of awning and timeframe.
2. The owner will be contacted by a member of the Architecture Committee to review this document as well as the owner's plans. The committee member will identify any issues or concerns with the owner's plans that must be addressed before Board approval can be given.
3. The owner must contact Maryland Heights' Building and Code Enforcement department to get their approval and any permits that are required.
4. Any issues identified by the Architecture Committee or Maryland Heights must be addressed before Board approval will be given.
5. When the owner has both Autumn Lakes Board approval and Maryland Heights' approval the awning can be installed. The form initially completed by the owner will be signed by the owner and Architecture Committee member indicating understanding of the owner's responsibilities and Board approval.
6. The Architecture Committee member will perform a final inspection to ensure that the awning was appropriately installed as approved.

Board's Response to Unapproved Awning Installation or Removal

1. If the Board would have approved the selected awning and installation location, it will be reported to Maryland Heights for their inspection. Maryland Heights will probably fine the owner for not following the appropriate procedure.
2. If the Board would not have approved the selected awning and/or installation location, the awning will have to be removed and the building repaired at the owner's expense and the Board will assess a fine (currently \$75/day) until the owner removes the awning.