



Autumn Lakes Gazette

Established 9/85

July 2019

XXXV No 4

Board of Directors

Laura Farkas 770-9442

Shah Smith 960-6620

Jennifer Morgan 344-2928

Jay Black 269-7109

Richard Ornberg 817-357-2633

Christine Melton 560-5705

Architecture committee: Richard Ornberg, Shah Smith

Landscaping committee: Jay Black, Andrea Crouch, Retta Morcom

AL Website: autumnlakesstl.com

President

Vice President

Secretary

Trustee

Trustee

Gazette editor/Social committee chair

AMC Management

Mickey Montee, President

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Office Hours M-Th 8:00-5:00

Fr 8:00-4:00



Association Meeting—July 17, 2019

Introductions: Laura Farkas opened the meeting and introduced the Board members, Keith McCracken and Rob Adelson of AMC Management.

Management Report by Keith McCracken:

Autumn Lakes Association as of 6/30/19 was \$27,031 over budget on income YTD and \$268 under budget on expenses YTD. Autumn Lakes Condominiums as of 6/30/19 was \$8,986 over budget on income YTD and \$18,248 over budget on expenses YTD.

The overages are primarily due to specific maintenance items, sewer, and water expenses.

Rob and Dave have been very busy addressing work requests, maintaining the pool, cleaning gutters, tending to the lakes and fountains and cleaning up debris from storms. Squirrels, birds, and raccoons continue to be a problem in our attics, please do not feed the wildlife as it creates a nuisance situation.

Mulching was done in 2018 and will not be done in 2019. We are on a two-year cycle for mulch. Shrub trimming was completed in June. The next shrub trimming will be the last week of September and the first week of October.

We reviewed the painting scheduled for 2019. Three buildings are being painted. The paint is holding up very well on the other buildings. However, Mark is repairing siding and trim on other buildings as noted in our fall walk-through. Mark is also power-washing siding on several buildings as needed and power washing and sealing the fence at the RV lot.

We are due for asphalt sealing of driveways and parking lots this year. Notice letters will go out with the dates and schedule. Thirteen asphalt driveways were replaced and two were repaired. The Board and Keith identified these driveways on our fall walk-through. Concrete replacement has been completed; one driveway and seven sidewalks that were identified in our fall 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.

Owners are required to keep their unit decks in good repair. Several owners are receiving letters of notice informing them of deficiencies with their decks. Two of the most common 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 and band boards which causes siding damage, water leaks into the unit's lower level and possibly deck collapse.

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

Sidewalk Repairs – Laura notified Maryland Heights about sidewalk sections that were holding water after a rain. Maryland Heights included those with the other sidewalk repairs they identified and have been completed.

Fall Garage Sale Date – Saturday, September 28th. The Association will advertise the sale and put up signs.

Broken Patios – Many of our back patios have begun showing major cracks or even needing total replacement. Patios are the responsibility of the homeowner. However, if a large number of neighbors go in together as a group project, they could get a significant discount. Therefore, during the Board/AMC walk-through this fall, we are going to make a note of patio conditions and send all owners a letter to see if they would like to participate in such a project. Of course, final pricing would depend upon the amount of work to be done at each unit, the total amount of work and the number of participants. If you would like to serve on the research committee in August, please contact: Shah Smith by text 314-960-6620 or email ShahSmithSTL@gmail.com

Drainage Issue – There is a drainage issue behind southwestern units of the neighborhood. The problem appears to be coming from highway drainage. The Board contacted Norm Rhea, our City Councilman, who helped coordinate a meeting with Joe Krypciak, the Maryland Heights Public Works engineer, to look at the issue. It looks like the MODOT drainage flumes and culverts are full of silt. MODOT stopped mowing the wet areas which are now also completely overgrown. Maryland Heights is currently determining if a storm water capital improvement project is warranted. If so, it would be presented to the City's Storm Water Advisory Commission to be evaluated for funding and priority in the next month or so. **We may be asking residents to attend those meetings to speak up. Anyone who would like to join a group to represent the neighborhood in this drainage issue, please contact Jay Black or Dick Ornberg.**

GLASS IN THE POOL AREA IS A SIGNIFICANT SAFETY RISK: No glass of any type is allowed inside the gated pool area. Any resident (residents are responsible for their guests) reported for bringing glass of any type into the pool area will be asked to leave the pool area immediately and the resident will have their pool privileges immediately revoked for the remainder of the season.

Committee Reports:

Architectural Committee:

Dick explained that the most common request for approval now is replacement of the wood decks or replacement of the concrete patios. There is a new company coming into the neighborhood to install a deck and it looks really good. We've had one request for an awning. These changes do require the Architectural Committee and AMC approval. What the committee does is to make sure that the proposed deck matches the aesthetics of the neighborhood to maintain the appeal of our properties. Maryland Heights also requires permits for safety and building integrity.

Dick has also helped a few residents in locating their water shut off valves. Check your valves periodically because some of the older valves, if they haven't been used in a long while, may leak. Some of these valves get calcium deposits that cause them to break.

If you notice a change in water pressure causing issues with appliances or faucets, check your water regulator as it may need to be replaced.

With severe weather storms, lightning can cause problems with the electrical boxes. If you experience odd things with household electronics after a lightning storm, it is possible that your electrical box has lost a phase (leg) and you'll need to contact AmerenUE to check the electrical box.

Don't hesitate to call members of the Architectural Committee, the Board or Maryland Heights with questions. They are here to help!

Landscaping Committee:

Jay Black spoke about the landscaping committee's work with the tree inspections for trees, species that were not covered in the ash tree project, and they made a list of the trees that need to be removed and/or trimmed.

If you have a tree problem near your unit, do not take it upon yourself to call the city or tree service. Contact AMC for a work order and we'll contact Maryland Heights or our tree service.

Social Committee: Christine Melton recapped and announced upcoming events:

Picnic At the Pool – The family-friendly event was held on June 23rd. While it was a rainy day, it turned out well. About 75 people participated.

Bowling Day - Tuesday, August 13th at 11 am at Kingpin Lanes, Bridgeton

To set your spot on a lane, RSVP to Christine Melton at 314-560-5705 or email to meltonchristine17@gmail.com

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**
- ☑ **Games** - **LEAD: Ronni Orlowski 970-980-9080**
- ☑ **Movies**—**LEAD: Ronni Orlowski 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

Pink Flamingo Friday Parties are a huge favorite with residents. What is a Pink Flamingo Party? It's a bring-your-own-refreshments/chair to the driveway/block party where the host is identified by a flock of pink flamingos at the end of their driveway. If you're interested in hosting a party, please contact Christine.

Welcome Committee – We do have a welcome committee to welcome new neighbors to our neighborhood. They send a card out with initial contacts for new neighbors so they know who they can contact for information. If we somehow missed you, please let Christine Melton know. AND, we'd love to have you assist!

Open Discussion:

Q: A resident asked if she could get some paint to paint the railing of her deck to match the existing paint.

A: Decks are the responsibility of the unit owner, but just ask Mark the painter for some paint and he'll be happy to share a little.

Q: Resident wants his driveway looked at as he thinks it should be replaced.

A: Good timing! The Board will be doing their fall walkthrough soon and evaluating driveways on a scale from 1 to 5. Those with a 5 rating have priority for replacement. Announcements about which driveways will be replaced will come out in spring.

Q: A resident is grateful for the fountain in the lake, but wondering why it goes out so often?

A: The fountains are great for the health of our lake, however, they do have sensitive GFIs on them. So when an electrical storm comes through the neighborhood, the lakes' electrical system shuts off to prevent shorting out the fountain motors. The AMC guys usually reset the GFI the next day to get the fountain going again.

*You are invited to an
Appreciation Party for:*

Rob & Dave

The difference between a good management company and a really good management company are the guys that wear the "boots on the ground and have hands on the ladders". This is what Rob Adelson and Dave Baker do for us and therefore, we have a great management company. These are the workers that, in my opinion, distinguish AMC above their competitors.

Dave and Rob sweat out the hottest days on the roofs, cold and rainy days on the lakes, or taking care of storm problems while it is storming.

They do caring things for residents beyond their written duties. Dave and Rob have been the hands that have kept Autumn Lakes looking like a just-built community. Both have been a blessing and comfort for us all to know they are "our first-responders" always ready to answer and take on our first problems. - Jay Black, Trustee

**As our way of expressing thanks,
we are hosting a special
Resident Appreciation Party for them on:**

**Sunday, September 29, 2019
1 to 3 pm at the AL Clubhouse**

If you cannot attend, you may send a card in advance, or drop it by to:

Christine Melton

11915 Autumn Trace Court, Maryland Heights MO 63043

....or call and she will pick it up.

(314) 560-5705

Speaking of TRASH.....

- Trash and Recycle Pick-up is on TUESDAY morning.
- If Monday is a national holiday, pick-up will be on WEDNESDAY morning.
 - Yard Waste Pick-up is on Monday morning.

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

Trash totes and cans should be stored away the evening after pickup. Help keep our neighborhood looking neat.

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

AL BOWLING Day

**Tuesday, August 13, 2019
11 am**

**Kingpin Bowling Lanes
RSVP to Christine
at meltonchristine17@gmail.com**

AL Fall Garage Sale

**Saturday, September 28, 2019
8 am to 1 pm**

Rob & Dave Appreciation Party

**Sunday, September 29, 2019
1 to 3 pm at the Clubhouse**

**The next Autumn Lakes Association meeting will be held on 9/18/2019 at 7 pm.
Autumn Lakes RESIDENTS are encouraged to attend.**