



Autumn Lakes Gazette

Established 9/85

July 2020

XXXVI No 4

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Retta Morcom

DID YOU NOTICE something new at the Autumn Lakes entrance??

It's our new Autumn Lakes sign! The new logo was designed by our own resident, Christine Melton. Thanks to Richard Ornberg and Christine for the legwork to get the sign made, and to Rob and Dave for installing it.



Autumn Lakes Meeting

July 15, 2020

Association Meeting – Due to COVID-19, the normal July 2020 Autumn Lakes Association Meeting was canceled. The Trustees and Keith McCracken met through teleconference for the executive session. Richard Ornberg was absent.

Management Report by Keith McCracken: Autumn Lakes Association as of 6/30/2020 was \$485 under budget on income YTD and \$17,550 under budget on expenses YTD. Autumn Lakes Condominiums as of 6/30/20 was \$11,203 over budget on income YTD and \$13,835 over budget on expenses YTD. This is mainly due to how the water company is billing the association (quarterly vs monthly).

Rob and Dave have been maintaining the pool and the flowers at the clubhouse, the flowers are looking good. They are also busy keeping up with work orders, landscaping and the lakes.

Summer is here. Residents are reminded that squirrels, birds and raccoons continue to be a problem in our attics. Please do not feed the wildlife as it creates a nuisance situation and can result in costly repairs. With the arrival of spring, residents are reminded that squirrels, birds and raccoons continue to be a problem in our attics. Please do not feed the wildlife as it creates a nuisance situation and can result in costly repairs.

Four buildings are being painted this year:

Building #32 which is 3187 – 3193 Autumn Trace Drive

Building #39 which is 11916-11924 Autumn Lakes Drive

Building #40 which is 11900 -11910 Autumn Lakes Drive have been completed.

Building #50 which is 101 – 104 Autumn Shores Court will be completed this fall.

Unit owners are required to maintain their decks in good repair. If your deck is deemed unsafe the painter will not get on it to paint and you will be notified by AMC the deck must be brought to comply with the safety code.

Please verify that your deck has proper flashing to prevent water intrusion where the deck is attached to the building.

Owners are responsible for decks and flashing of decks. Damage costs resulting from decks without proper flashing will be assessed back to the unit. Contact Dick Ornberg if you need assistance with checking the flashing.

We are currently looking at repairing or replacing two parking lots and 17 asphalt driveways. These were identified in the trustees' fall inspection. Asphalt work would be completed in August and all affected will be notified.

The driveways to be replaced include:

3150 – 3168 Autumn Trace Drive
3187 – 3193 Autumn Trace Drive
3075 Autumn Shores Drive
11920 Autumn Lakes Drive
11922 Autumn Lakes Drive

The driveways to be repaired include:

11947-51 Autumn Trace Court
11959-63 Autumn Trace Court
11967-71 Autumn Trace Court
11985-89 Autumn Trace Court

We are currently bidding projects for replacing concrete walkways and the remaining timber tie walls. Unit owners will be notified if their unit is affected. *If condo unit owner would like to install a retaining wall or has questions, please contact AMC before the work is started.*

Check with the City of Maryland Heights to be sure your contractor has all required permits for any work done on your unit. Obtain Board approval prior to replacing or modifying decks, windows, patios, retaining walls or landscaping. Retaining walls are the responsibility of the Association. Do not plant trees without Board approval.

Remember that Autumn Lakes does have an RV Lot for residents. However, available spaces are very limited and must be reserved through the Management office. Contact AMC if you have an interest in reserving a space for a boat or RV.

As always, please call 314-291-1450 if you have a work request, question or concern. Or email Keith at keith@amcassociation.com If Keith is not available, the staff at AMC are happy to enter work orders if there is an issue with a unit.

Board Reports

Political, Advertisement & Vendor Signage: Just a reminder to all residents that yard signs, such as election signs, advertisements and vendor signs, are not permitted in Autumn Lakes. The only exceptions are For Sale signs and Maryland Heights Beautification Award signs.

Garage Sale: The neighborhood garage sale is tentatively scheduled for **September 19, 2020**.

Quarry Blasting: Earlier this year, residents reported feeling higher seismic activity as part of the quarry blasting. At this time, it appears that the quarry is looking at other blasting techniques to minimize the seismic activity. Jay Black will continue to monitor the situation.

Pool: So far the new pool operation is going well. As long as we've got volunteers to act as pool monitors, we'll continue to keep the pool open for swimmers. *Be sure to thank the pool monitor for making it possible for us to open the pool. Many of them are residents who volunteered to help as pool monitors.*

Pets & Landscaping: Autumn Lakes rules as well as City Ordinances require all dogs to be on a leash and under control when outdoors. They also require pet owners to pick up and dispose of pet waste. Please comply with these rules/ordinances in order to foster a pleasant environment for residence.

Please be a good neighbor and do not let your pet enter a unit's landscaped area. If you see someone breaking these rules, take a picture and let AMC know about it.

Termite Contracts for Condos: The Association maintains annual contracts on many of the condo buildings in Autumn Lakes. This is only for termite checks and services on the *outside* of the buildings. Owners are responsible for termite checks, services and repairs inside of their condo. You can call the AMC office if you have a question if your building/unit is included in a termite contract for the outside of your building or look for termite bait covers around your unit.

Next Door App: Just a reminder that the Next Door App is a great tool to hear about what's going on around us, but *is not the official communication tool of AMC or the Board*. Please contact the AMC office if you have repairs that need to be made or concerns. Or if you have questions about Autumn Lakes you can check out the neighborhood website at <http://www.autumnlakesstl.com/>. You can also call or email the trustees with questions and concerns.

Patio Repairs: Patios and private courtyards are the responsibility of the owner. We encourage you to check these areas to see if they are in good condition. If there are unsightly cracks, major cracks, or if the patio area is no longer level, it may be time to repair or replace it. Shah Smith will be meeting with Sam Sosa in August to discuss repairs/replacements. If you would like your concrete patio to be included in a joint bid, please contact her by email at ShahSmithSTL@gmail.com.

Committee Reports

Architecture Committee: No report at this time.

Landscaping Committee: Just a reminder, please do not dump paint, antifreeze or other chemicals down the storm drains in the neighborhood. Those storm drains actually lead to our lakes and will cause environmental damage to our neighborhood.

Please do not introduce any new fish into the lake environment. AMC does stock the lake with fish appropriate for the size of our lakes.

Insurance Coverage for Units: Residents need to verify the insurance coverage for their condos. The previous Association's Master Policy covered the buildings as originally constructed by the builder with basic options, not including improvements. The unit owners were responsible for any improvements and their contents.

The current Master Policy includes coverage for improvements and upgrades in the unit. The Association policy includes Earthquake coverage with a 5% deductible, Wind/Hail coverage with a \$10,000 deductible, and Back-up Sewer and Drain coverage up to \$100,000. These changes could affect the amount of coverage you need to carry.

The master policy still has a deductible of \$10,000 per covered loss. If a loss occurs or originates in an individual unit, that owner may be responsible for the deductible. This deductible may be covered on the individual condominium unit owner's policy. Each resident should check with their insurance agent to see if they have this coverage.

In order to cover the responsibilities of each unit, the owner should have a HO-6 policy that provides the following coverage:

Personal Property – Contents of unit

Personal Liability/Medical

Loss of Use – Loss sustained if the unit is not inhabitable

Loss Assessment – Protection against your portion of an assessment due to loss levied by the Association.

Want coverage up to \$10,000.

Earthquake – Optional coverage, if selected protects personal property

Back-up/Sewer and Drain – Coverage for Association \$10,000 deductible

Umbrella – Provides limits in excess of the underlying Personal Liability policy

If a condominium unit is rented to others, loss of rent protection can also be added on the individual policy.

For more details you or your agent can contact J Walsh Insurance, at 314-942-8417, who has the Association Master Policy.

Based on recent pool usage, effective **Saturday August 1st** we will **NO LONGER ALLOW GUESTS ON SATURDAYS AND SUNDAYS**. We will still allow up to 3 guests per household, up to a maximum of 20 people, during weekdays, Tuesdays through Fridays. Bring own chairs. When there are already 20 people in the pool area, you may be turned away for that shift.

MONDAY	CLOSED	
TUES-SUNDAY	POOL OPEN	10 AM to 5 pm
9:30-10:00	Pool CLOSED	CLEANING Leave Pool Area
10:00-12:00	Pool OPEN	Max 20 people;
12:00-12:30	Pool CLOSED	CLEANING Leave Pool Area
12:30-2:30	Pool OPEN	Max 20 people;
2:30-3:00	Pool CLOSED	CLEANING Leave Pool Area
3:00-5:00	Pool OPEN	Max 20 people
5:00-5:30	Pool CLOSED	CLEANING Leave Pool Area
5:30-7:30	Pool OPEN	Max 20 people

HEY! Let's get together!

If you'd like to host a Pink Flamingo party in your driveway, call Christine Melton (314-560-5705) to borrow the birds.

As there are no Autumn Lakes Social Events planned at this time, Pink Flamingo parties can bring people together again in a safe way. The Host of each party will be in charge of the group.

Your personal comfort level should determine whether or not you attend. We hope to see you soon!



The next Autumn Lakes Association meeting is scheduled for 9/16/2020 at 7 pm.



One
KIND word
can change someone's
entire day.