



# Autumn Lakes Gazette

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**March 2013**

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**Board of Directors**

**Association Management Corp.**

Jay Black 269-7109 *President*  
Laura Farkas 770-9442 *Vice President*  
Shah Smith 960-6620 *Secretary/Treasurer*  
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**MARCH 20, 2013 MEETING MINUTES**

President Jay Black called the meeting to order at 7:00 p.m. at the clubhouse. Jay opened the meeting with the introduction of guest Norm Rhea, board members, Keith McCracken and Rob Edelson of Association Management.

Bridgeton and Westlake Landfill Issues

Norm Rhea told the residents about the Maryland Heights and Bridgeton city councils and the local fire departments meeting with Republic Services last month. They reviewed the Environmental Protection Agency (EPA) and Department of Natural Resources (DNR) reports. He explained that there is no fire; the heat is a chemical reaction.

Bryan Sehie, an environmental specialist from Republic Services, spoke to the group. He re-iterated what Norm had said that there is no fire, no flames, and no embers in the Bridgeton landfill. There is a chemical heat event caused by the landfill contents. The heat compromised the plastic pipes originally installed to manage the methane gas. Republic met with other sites that have experienced similar problems and developed a plan. They are in the process of replacing the plastic pipes or 'wells' with stainless steel pipes as well as an additional 40 wells. The drilling to install these wells is part of what is causing the increased odor in the area because it releases the gas. The wells are planned to be completed by mid-April. The second step of the project is to cover the landfill with a membrane. That step is planned to be completed by mid-August. Republic expects that conditions will improve by the end of summer and that there will be a huge reduction in odors by the end of 2013.

Residents asked about the reported radiation concerns. Bryan explained that the Bridgeton landfill is located in an old, deep limestone quarry. The chemical heat event is deep in the landfill. The radiation is in the Westlake landfill, buried about 12 feet deep. The heat cannot get to the radiation area.

Residents talked about a community action group that is using Facebook to report research.

Bryan suggested that residents check Republic's website [Bridgetonlandfill.com](http://Bridgetonlandfill.com) for updates. Republic has been sending updates to the residents in the area to keep them apprised of the progress.

Association Management Report by Keith McCracken

As of 2/28/13 Autumn Lakes Association (ALA) had assets of \$236,435. Total income YTD was \$36,988. Total budget line item expenses YTD were \$19,989. The Association is \$308 over budget on income and \$1,677 under budget on expenses. Reserve expenses through 2/28/13 totaled \$60,777 for the lake dredging project. A loan of \$164,000 was acquired for the dredging.

Autumn Lakes Condominiums (ALC) as of 2/28/13 had assets of \$161,100. Total income YTD was \$133,828. Total budget line item expenses YTD were \$101,873. ALC is \$7,920 over budget on income YTD. ALC is \$14,416 under budget on expenses. Reserve expenses YTD totaled \$19,911. Reserve expenses were concrete work, soffit and trim repairs in multiple locations.

The hail storm on April 28<sup>th</sup> caused more than \$1.8 million in damages to the condominium buildings. American Family has already paid the Association \$1,729,997 towards the repairs. Pridemaster Inc. was contracted to make repairs per the insurance adjustor's report.

To date 47 or 51 buildings' roofs have been replaced, all 41 buildings' decks have been power washed and stained, all 52 buildings' screens have been repaired, 39 of 43 buildings' gutters have been replaced, and damaged garage doors on all 19 buildings have been replaced. Notice flyers or phone calls are being used to notify residents of the work repairs. Skylight replacement is almost completed. One skylight on special order remains to be replaced.

Spring cleanup begins the week of April 1<sup>st</sup>. Cut Rate Lawn Care will be out to clean up the leaves and yard litter. Shrub trimming is scheduled for the last week in May and the first week of June.

Residents are reminded not to store trash totes outside their units. Trash totes should be stored in the garage.

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

## *Autumn Lakes Gazette*

### Social Committee

The social committee has planned a Trivia Night for Saturday, April 20<sup>th</sup> at the clubhouse. Doors open at 6:30 pm with the game beginning at 7 pm. We have a limited number of tables, so residents need to RSVP to Laura Farkas at 314-770-9442 to reserve seats. We will randomly assign residents to tables so everyone can meet new people. The Association will provide beer, wine, water and soda. Residents should bring snacks to share. Mulligans will be available for purchase. There will be a 50/50 drawing and several other raffles and games.

### Lower Lake Dredging

PrideMaster has begun work on the dredging project. The lake is currently being drained and a temporary road has been installed for their equipment. Dump trucks will be hauling the silt to a farm in the Missouri Bottoms. A requirement to test the lake silt for hazardous waste delayed the project. The test results are good – no hazardous waste. The weather now remains a factor as it has been a very wet winter in February and March. Now we wait for the ground to dry enough to avoid damage by the trucks. Work will begin soon and should be completed by the end of May.

### Board Member Reports

Laura announced the Spring Garage Sale will be held on Saturday, May 18<sup>th</sup> from 8 am to 1pm. The Association will advertise the sale. Residents are encouraged to participate.

She also reported that the trustee elections will be held at the May 15<sup>th</sup> Association meeting. Jay's and Larry's positions will be up for election. Residents who are interested in running for a position need to call Cindy at Association Management at 314-291-1450 by Friday April 19<sup>th</sup> to get their names on the ballot. Residents interested in a position can contact any of the trustees with their questions about the trustee responsibilities.

The Autumn Lakes pool will open on Saturday May 25<sup>th</sup>. Residents are required to be current with their condo fees and have a key card to access the pool. Key cards will be available at the May meeting or residents can contact Association Management to get them.

Jay discussed his plan to attend the Maryland Heights City Council meeting the next night. He recommended that interested residents also attend the meeting.

Then Jay opened the meeting for questions/comments from the residents:

A resident asked if lake dredging updates, especially about delays, could be sent to the residents who have provided email addresses for receiving the Gazette. Keith agreed to send emails as updates are available.

Another resident asked about restrictions on home businesses in Autumn Lakes. Keith reminded the group that Autumn Lakes does not allow home businesses. Norm Rhea said Maryland Heights also has restrictions. If you think you know about someone operating a business from their home, please contact Association Management so they can contact the resident about the restrictions.

The question of satellite dishes being installed on condo roofs was also discussed. Satellite dishes should be installed on the condo decks. If the deck location won't work dish installers are required to get a letter from Association Management authorizing an alternative installation. Autumn Lakes has a process for getting authorization for special installations, but they are not allowed on the roof of any condo. If you see a satellite dish installed on a roof, please let Association Management know so the problem can be resolved.

With the improving weather and more residents out walking, residents are reminded not to park across the sidewalks. The Maryland Heights' police will ticket cars blocking the sidewalks.

With no further comments, Laura moved for adjournment, seconded by Larry and the meeting was adjourned.

### Executive Board Meeting

Keith reviewed payment of several large delinquencies with the trustees.

**The next scheduled bi-monthly Board meeting and annual elections will be held on Wednesday, May 15th at 7:00 p.m. at the clubhouse.**



**Autumn Lakes Gazette  
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