



Autumn Lakes Gazette

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Board of Directors

Shah Smith 314-960-6620 *President*
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

3/16/2022



Trustees Present: Shah Smith - President, Laura Farkas – Vice President and Jennifer Morgan – Secretary. Dick Ornberg - Trustee was unable to attend the meeting. Mindy Phillips from Smith Management was present.

Association meetings are following a slightly different agenda recommended by SMG.

Approval of Minutes - The January meeting minutes submitted by Jennifer Morgan for the Board Meeting held on January 19, 2022, were approved as amended.

Management Report – Mindy Phillips presented the SMG Management report:

- Financial Reports are still being revised and corrected at this time and should be finalized by the end of the week.
- Over 55 work orders have been entered in the SMG system.
- Call backs and responses back to residents haven't been up to standards and the problem is being addressed by SMG. Mindy asked residents present who have not heard back on work orders to please see her after the meeting so she can bridge that gap.
- Several trustees did a walkthrough of the neighborhood with SMG to review maintenance issues.
- A new maintenance person, Chris, has been assigned to Autumn Lakes and will be out three days a week about 4 hours a day. His primary work includes pre-assigned routine tasks for the property (maintenance of the clubhouse, inspecting the grounds, picking up sticks around the area, requesting work orders, etc.). For all other tasks, residents should submit a work order.
- If residents have work orders that they previously submitted to Association Management (AMC), that have not been addressed, those work orders have not been passed on to SMG. Residents should re-submit work orders to SMG so that those issues can be addressed.
- SMG will be sending out a follow-up letter to all owners as some appear to not have gotten the original welcome letter. If owners would like to check on payment status, receive a coupon book, get help setting up community website access or get 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. If the phone is not answered by customer service staff, please leave a message for a call back.

President's Report – Shah Smith presented some reminders to residents:

Completion of 2022 Owner Information forms: Every homeowner needs to turn in a 2022 Owner Information Form. This helps us contact owners if there's an emergency. The form is also necessary for residents to be able to use the pool. The owner form is available online on the SMG community site, the autumnlakesstl.com site, and from SMG Customer Service.

Call for Committee Members – The community is looking for residents interested in volunteering for our three neighborhood committees. If you would like to serve on the Architectural, Landscaping or Social Committees you can join at any time. Descriptions for these committees are on the website or residents can talk to the committee chair for more details. Sheets with the committee descriptions were available at the meeting.

Swimming Pool Open: The pool will open on Memorial weekend on Saturday, May 28th. The community will once again be using intermittent pool monitors. 2022 Owner Information forms must be on file and HOA fees must be up to date as of the 1st of the month for key cards to be turned on. Key cards will be available at the May trustee meeting as well as by calling Shah Smith at (314) 960-6620. There is a \$10 deposit fee for each key. Each condo or home is allowed to have 2 key cards.

We are still in the final stages of finalizing the pool, lake and lawn care bids.

Vice President's Report – Laura Farkas provided some details on some upcoming events.

May Elections: Your contribution could make a difference. Trustees meet with SMG's property and facilities manager to review accounting and facility reports, review and make determinations about delinquencies, bids, rules and regulations, budgets, HOA fees and make other decisions about the Autumn Lakes community.

Two positions are elected to the Board of Trustees in May of each year. Read the Trustee description and responsibilities on autumnlakesstl.com website under the News section or talk to a current board member. Contact SMG for a copy of the Candidate Information Form if you are interested. Copies of the form were also available at the March meeting. Interested residents must turn their completed forms into SMG no later than April 15th to appear on the May ballot.

Spring Garage Sale: By a poll of residents in attendance, the neighborhood garage sale has been set for May 21st. Laura will check to see if Maryland Heights has a city-wide yard sale planned.

Lease Package Information: An information packet will be sent to all absentee owners on what is needed when leasing their unit. An Owner Information form is required to be sent to SMG with the tenant information.

If an owner purchased their unit after September 14, 2009, it can only be leased with Board approval unless it will be occupied by a family member (parent or child). If an owner purchased their unit before 2009, they can lease to outside individuals.

Committee Reports

Architectural Committee – Shah shared some highlights for Dick who wasn't able to attend the meeting:

- There is a new Architectural Request form to submit if you'd like to make any exterior changes to your unit. This will allow us to document the approvals of projects and assist owners in knowing what is needed to obtain a permit from the city for their project.
- A heads up for residents with upstairs/downstairs units: There is a sprinkler system installed in the front bedroom ceiling of the lower units. In some cases, it is above the ceiling and not readily visible. There have been several leaks discovered in the lower units or in either unit's basement caused by the sprinkler system piping or heads deteriorating over time. Repairs to these systems, and any damage caused by them, are the homeowner's responsibility.
- During the walk through with SMG staff, the trustees noticed repairs that don't seem to have been performed by AMC. SMG is arranging later this spring for vendors to check the conditions of our roofs, gutters, siding and chimney chases so that we can repair items properly and plan more cost effectively in the future.

Landscape Committee – Laura shared that the landscaping committee has been busy:

- Reviewing Lawn care bids – Still finalizing the requests for proposals for mowing and lawn care.
- Reporting holes in common grounds – please put in a work order if you spot holes anywhere on the grounds.
- Signs of erosion are appearing throughout the grounds. In some areas they appear to be caused by critters (probably moles). These are being addressed.
- Residents are asked to turn in squirrel issues via work orders right away. A reminder, Autumn Lakes does not allow bird feeders as they attract pests like squirrels who can quickly cause a lot of damage both inside and out.

Social Committee –

- Pink Flamingo parties will be resuming in May. If you are interested in hosting one, schedule with Shah Smith.
- The social committee is planning a Summer Pool Party in June/July.
- The social committee is hoping to have a return to Autumn Fest in late September or early October.

Old Business

Reminder: Tennis/pickleball court access for is for residents. keys are only for residents, and a resident must be on site during use. Trustees are considering alternatives to gate access and are waiting for bids.

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

Residents Questions & Comments

Question: Who sets age restrictions for children to be able to go to the pool unaccompanied by adults?

Answer: We go by the St. Louis County pool regulations which require a sign as well. At various times it has been that children under the age of 16 or 18 must be accompanied by a responsible adult.

Question: Why did the snow removal company wait so long to remove snow? Could we have saved money by doing driveways first, then sidewalks?

Answer: We used the same snow removal company as we have for more than 20 years. Our agreement is that the snow removal process will take place after the snow event has ended if there is at least 2 inches of snow reported at the airport. In Maryland Heights, 9-1/2" of snow (2-1/2 feet drifts in some areas) over thick ice that was received, the snow removal couldn't begin until the evening. The crew worked through the night and the next two days. Due to the inability for salt to be laid down prior to the ice/snow because of the rain, there was very thick ice in places topped with very wet, heavy snow. Driveways were done first, then walkways. City sidewalks were done last. With smaller snowfalls they usually have the plows and snow shovelers working together as they move through the complex to do driveways and walkways. But city sidewalks are always done last.

Question: When considering a new management company did the trustees consider companies other than SMG?

Answer: Yes, the trustees considered several different companies and spoke to several other homeowner associations about their experiences before selecting a new management company.

Question: How are amendments, bylaws and rules reviewed and changed?

Answer: Changes to the community's bylaws, indentures and amendments require majority approval of most of the owners before they can take effect. General rules and regulations of the community are reviewed once a year and changes are decided upon by the trustees. All changes are published in the newsletter.

Question: Can the meeting agenda be posted ahead of time?

Answer: Yes, the trustees will work to have the agenda posted on the SMG community website by the Tuesday prior to the meeting.

Question: Can some gutters have a gutter guard installed on them?

Answer: Yes, some of our units have a gutter guard installed on them based on the quantity of leaf fall in the past. Both gutters and gutter guards will be part of the vendor review mentioned earlier. If a resident has an issue with clogged gutters, please put in a work order.

Question: Who is responsible for the maintenance of the sidewalks? Some sidewalks are causing tripping hazards.

Answer: Maryland Heights is responsible for the maintenance of their sidewalks and usually do an evaluation every couple of years. Laura will call the public works staff and ask for a current evaluation of all of our sidewalks.

Comment: Some residents have expressed an interest in donating a tree to be planted in Autumn Lakes. Please call Retta at 314-479-7447 if interested.

Comment: A resident thanked the trustees for being more proactive in identifying problems in the subdivision. She recognizes that it will take a while to get everything working smoothly. She welcomed Mindy to Autumn Lakes. She also reminded Mindy that there are a lot of residents who prefer to use the phone rather than doing things on-line.

Question: A resident asked about removing the builder bushes in her yard.

Answer: The landscaping committee has noted many builder bushes in poor condition, but an owner should put in a work order for the removal of builder bushes. The association will replace old bushes that are in poor condition from a list of selected bushes with the approval of the Landscaping committee.

Candidates Needed for May Trustee Election

Two positions are elected each year. At the March Association meeting, interested owners were asked to contact the management company to get their names on the ballots. Interested owners can contact any trustee with questions about what is involved in the position. Potential candidates must be current on their fees and complete an information form (name, address, how long they have been an owner, and why they want to be a trustee). Please let Mindy at SMG know you are interested by Friday, April 15th.

Garage Sale May 21st

The Autumn Lakes Spring Garage Sale will be on Saturday, May 21st from 8 am until 1 pm.
The Association will put signs out at the entrance and will make sure that the sale is listed on NextDoor and Craig's List.

AT&T Fiber Optics Internet Event

We are still trying to schedule another AT&T Wi-Fi event. We hope to have an AT&T representative available at the clubhouse for residents who would like to ask questions about or sign up for the optional new high speed fiber optics internet service. We will get the word out when we have a date and time.

The next Autumn Lakes Association meeting and election is scheduled for 5/18/22 at 7 pm.



**Spring: a lovely reminder of
how beautiful change can
truly be.**