



Autumn Lakes Gazette

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Board of Directors

Jay Black 269-7109 *President*
Andrea Crouch 344-9063 *Vice President*
Sonya Ptah 540-0467 *Secretary*
Laura Farkas 770-9442 *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) 291-1540
Office Hours M-Th 8:00-5:00
Friday 8:00-4:00
Email: office@amcassociation.com

May 20, 2015 MEETING

Laura Farkas opened the meeting and introduced the Board members, Keith McCracken and Rob Adelson of AMC Management and Norm Rhea, City Councilman.

Association Management Report by Keith McCracken

Autumn Lakes Association as of 4/30/15 is \$71 under budget on income for the year and \$10,473 under budget for expenses. Autumn Lakes Condominiums as of 4/30/15 is \$12,892 better than budget on income and \$19,109 under budget on expenses.

The maintenance crew has been busy painting mail box posts throughout the property. They have completed the spring pre-emergent fertilizer application and have sprayed most of the lawns for weeds. They continue to treat the lakes for algae and aquatic plant growth.

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

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 Drive
- ◆ 3198 Autumn Trace Drive
- ◆ 3152 Autumn Shores Drive
- ◆ 3190 Autumn Trace Drive
- ◆ 3006 Autumn Lakes Court (Front wall to be repaired)
- ◆ 3063 Autumn Shores Drive (Currently under construction)

Elections

Candidates for election were: Laura Farkas, Larry Padberg, and Richard Ornberg. There were no write in candidates nominated. Each candidate spoke, giving their name, length of time as a resident in AL and their reason for wanting to be a member of the board. Ballots were collected and counted.

Election Results: (Please note the new officer positions listed above)

Laura Farkas: Re-elected for a 3 year term.

Richard Ornberg : Elected for a 2 year term

The Board and AL residents thank Larry Padberg for his years of service on the board!

Introducing Richard Ornberg:

Richard and his wife Judy have lived in Autumn Lakes for 1.5 years. He has served on the AL Lakes subcommittee researching more efficient cost effective ways to maintain the lakes. He is a retired scientist and has been a member and chairman of homeowners associations in the other communities where he lived. He will be a great addition to our Association board. Welcome Richard!

Bridgeton/West Lake Landfill Report by Jay Black

Beginning May 11, 2015, EPA is conducting additional testing of the southwestern and western portions of Operable Unit 1 in the North Quarry. This work is necessary to determine if there is migration of radiological material (RIM) closer to the subsurface fire and the proposed area for the isolation barrier wall. This work will continue over the next several months. The earliest results should be available this September/October.

In an Update, April 10, 2015, EPA released a report of hydrogen sulfide, sulfur dioxide, and carbon monoxide of the off-site air monitoring stations. EPA stated, "... levels of radiation and VOCs (Volatile Organic Compounds) in the air at those monitoring stations were consistent with other mid-western cities". EPA recognize that residents living very nearby and adjacent the landfill continue to experience odors from the South Quarry of the Bridgeton Landfill, therefore the MoDNR and the Mo Attorney General's Office , have taken strong action to require mitigation of odors. Just recently, I (Jay Black) talked with some of those residents and they are reporting a significant decrease in the frequency and intensity of the odors.

Lake Treatment report by Jay Black

All three of the lakes are looking great. Thanks to Dave and Rob for their commitment and work in maintaining the lakes, as well as the many other jobs they do in Autumn Lakes.

We have put together a system of treatments, which so far, are very effective. We will continue to work aggressively to maintain the appearance and quality of the lakes. Jay recently invited a marine biologist friend, UM Columbia, to check the status and fishing quality of the lakes. Jay monitored his fishing for 2 hours. He said the fish were healthy and doing very well in the lower lake that was dredged and in the middle lake. We did not get to check the upper small lake as bad weather was quickly moving in on us that day. Rob and Dave did repair the diffuser-aerator in the upper small lake the previous day.

Social Committee Report by Christine Melton

The April Wine Tasting at the Clubhouse was a sold-out event! Thanks to Garland Wines for bringing us a delicious selection, and also thanks to Laura Farkas for making all the arrangements and provisions. We appreciate Sharon Kohler acting as our Reservation agent, and thanks to the evening's volunteers—Jan, Sonya, Stacey and Sandy.

The June 6th Garage Sale & Craft/Vendor Fair was a great success. Garage sale participants noted a good flow of cars.

A lot of preparation went in to notices on Craigslist, Facebook, the Localite and Nextdoor.com for both the Garage Sale and the Craft/Vendor Fair.

We thank **Donna Marie Realty** for donating 25 signs for the day's events which were featured as far away as Florissant and Overland.

We appreciate all the AL resident vendors who participated, and to those committee members who helped on the day of the event. Thanks to Sonya Ptah for helping Christine make this possible.

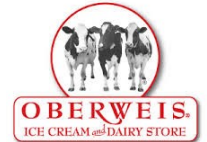
UPCOMING SOCIAL EVENTS:

JULY 19—Ice Cream Social sponsored by OBERWEIS DAIRY!

SEPTEMBER 26—Autumn Fest

OCTOBER 17 OR 24—Beer Tasting

(limited availability, RSVP event).



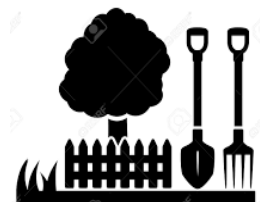
Questions from Residents

- ◆ A question was raised about insurance deductible. The previous company waived the deductible if the owner carried insurance with the same company. We currently have Columbia Insurance, which does not offer this waiver. Residents need to make sure they have loss assessment coverage in their policy.
- ◆ Residents are encouraged to call the police for vehicles parked illegally, or with expired plates.
- ◆ Also, a car that parks at the corner of ATD and ALD blocks the view of oncoming traffic. This car is NOT parked illegally, however caution is suggested in making the turn.
- ◆ Shrub trimming should begin the first week in June.
- ◆ Has there been consideration of putting trash cans near the tennis courts? The Board will look into this possibility. Trash cans are currently around the lake.

LANDSCAPING PROJECTS:

With spring and summer come exterior projects and improvements. Residents are required to obtain Board approval for any exterior changes, such as: landscaping, trees, decks, windows, doors or lighting.

Written approval is required before proceeding.





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.

A trashy subject

Autumn Lakes **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 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.

PLUS

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

AL website: autumnlakesstl.com

The website includes information for upcoming events, a copy of the current and past gazettes, rules, and FAQs. **NextDoor.com** is a social media site that is used by many AL residents to keep informed about the happenings in the neighborhood. NextDoor.com is FREE, and Laura Farkas invites anyone that would like to sign up to contact her.

The next Autumn Lakes Association meeting will be held on 7/15/15.

ALL Autumn Lakes RESIDENTS are encouraged to attend.

Be a good neighbor!



NOTICE OF CHANGES TO RULES AND REGULATIONS

General change - Wherever rules said Property Manager or Association Management Company we changed the text to 'management company'.

General Rules and Regulations

Deleted #6 which previously read: The master insurance policy does not cover damage resulting from sewage or water backup.

New #6 concerning registration of an eligible new rental documentation requirements now includes: Proof of tenant's renter insurance

6. Eligible property owners are required to register renters with the Association within 10 days of tenant occupancy. Any unit having a change of ownership on the deed after September 12, 2009, cannot be rented without the written approval of the Board of Trustees per the Leasing Amendment dated March, 2014. Registration of an eligible new rental includes providing the management company with the following:

- \$100 Registration fee for each new group of tenants
- A copy of the lease
- A copy of the (city required) Maryland Heights Occupancy Permit
- A list of the tenant names, ages and emergency contact information
- Proof of tenant's renter insurance
- A signed release that the tenants have received the following documents (available from the management company):
 - ⇒ Autumn Lakes Rules and Regulations
 - ⇒ Rules for the Use of the Common Ground
 - ⇒ Rules for the Use of the Pool
 - ⇒ Rules for the Installation of Satellite Dishes and Other Broadcast Devices

A fine will be assessed by the Association if the registration information and fee are not received within the 10 day period.

7. Structural changes to condominium buildings, and the addition of screening of deck or deck railings, awnings, canopies, shutters, antennas (except as provided for satellite dishes), out-buildings, swing sets, sand boxes, fences, window air conditioners, clotheslines, rain barrels, or water gardens/pond are prohibited. Painting, staining, or sealing of condominium decks shall be in conformance with adjacent units, and any departure from this rule shall be subject to written approval of the Board of Trustees. The Association seals the decks when that building is scheduled for painting.

11. Good quality and well-maintained patio furniture and barbecue grills are allowed on patio/decks. Clothing, towels, rugs, and other similar belongings are not to be hung on or from patios and decks.

13. Builder or Association installed common ground plantings (trees and shrubs) will be maintained by the Association. If the builder-installed bushes have exceeded their usability/aesthetics, the Association will replace the bushes from a select list of plantings. If the condominium owner prefers to use other plants they will be responsible for the purchase, installation and maintenance. Trimming, alteration, or new plantings by condominium owners shall require written approval of the Board of Trustees. Additional plantings, when approved, shall not interfere with common ground mowing, maintenance, or easements.

17. No signs shall be erected or displayed in public view on any property, except as follows: Real estate signs are permitted and shall be placed within fifteen feet of the building. Beautification signs distributed by the City of Maryland Heights shall be permitted. Other exceptions shall be approved by the Board of Trustees.

24. Maryland Heights' ordinance requires dogs to be on a leash. Maryland Heights Police and/or Animal Control enforce this ordinance. Violation of this ordinance is punishable by a fine currently in the amount of \$100 for the first offense. Dog owners are also required by the same ordinance and the Autumn Lakes By-laws to pick up their pet's feces immediately and to dispose of the feces properly. It is a further violation to dispose of feces into a street storm sewer.

Note: In addition to these rules, residents must comply with all Maryland Heights' ordinances including leashed dogs, cleaning up pet feces, speed limits, and building codes.

Rules for the Use of the Common Ground of Autumn Lakes

2. Skiing has been removed from the list of activities prohibited on Autumn Lakes common ground.

4. Bonfires and fire pits are not permitted.

8. Barbecue grills of an enclosed type only are permitted in common areas. Residents must clean up the area and dispose of all refuse.

Rules for the Use of the Pool at Autumn Lakes

8. Children under the age of 15 years must be accompanied by a responsible person at least 18 years old.

Rules for Rental of Autumn Lakes Clubhouse/Pool

2. Reservations shall be made with the management company. Call to reserve a specific date and to get information regarding the use of the clubhouse. Residents are urged to make reservations well in advance, especially around holidays. Rental fees for the clubhouse include the use of the pool. Pool use by the renter starts at 8 p.m. running concurrently with resident use until the published pool closing time. Exclusive use by the renter continues until midnight. Refer to *Rules for the Use of the Pool*.

Rules for the Use of the RV Parking Lot

Overview:

Autumn Lakes has a limited area designated for boats, RVs, and trailers for the benefit of its owner residents. Space will be provided on a "first come" basis. Only one space will be allotted per unit. Exceptions can be made for a temporary second space with the Board's approval. No commercial vehicles or trailers are permitted to park in the lot.

A condominium or individual home owner must sign the RV Parking Agreement before any space can be reserved. The agreement can be obtained by calling the management company.

Owners using the lot must adhere to the following rules:

11. Must be paid up current with Association fees.