



Autumn Lakes Gazette

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Laura Farkas 314-770-9442

Jennifer Morgan 314-344-2928

Shah Smith 314-960-6620

Retta Morcom 314-479-7447

Laura Farkas 314-770-9442

Social Committee Chair: Shah Smith

Architecture Committee: Richard Ornberg, Shah Smith

Landscaping committee: Laura Farkas, Andrea Crouch, Retta Morcom, Cheryl Eggert

President

Vice President

Secretary

Trustee

Trustee

Gazette editor

Smith Management Group (SMG)

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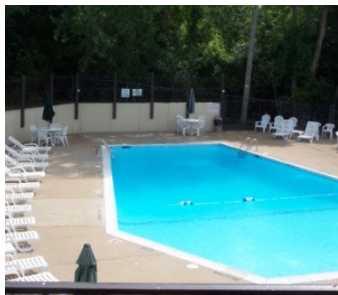
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Autumn Lakes Annual and May Meeting

5/18/2022

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.

The Annual meeting and elections were held before the regular May meeting.

There were two trustee positions up for election. The three candidates, Pam Bell, Retta Morcom, and Shah Smith introduced themselves before the ballots were collected. Residents Lisa Kulage, Madonna Patterson-Esposito and Farley Johnson volunteered to count the ballots.

Shah presented information about projects that were completed in the 2021-2022 season:

- The unit's foundation at 3010 Autumn Shores Drive was sinking caused by erosion. Work was completed to correct the issue with this unit.
- Middle lake fountain was replaced, and aerators were installed for the middle and upper lakes.
- Four buildings were painted
- 10 driveways were asphalted
- 2 concrete drives were completed.
- The HVAC in the Clubhouse was replaced.
- AMC received 335 work orders in 2021. In comparison, AMC received 663 work orders in 2020.
- Maryland Heights reviewed decks in the neighborhood. 27 decks were cited by the city for repairs or replacement.
- The board agreed to change management companies for the community.

Retta Morcom received 57 votes and a three-year term. Shah Smith received 55 votes and a two-year term. Pam Bell received 48 votes.

Approval of Minutes - The March meeting minutes submitted by Jennifer Morgan for the Board Meeting held on March 18, 2022, were approved as amended.

Management Report –

Mindy Phillips provided a brief report on finances (income and expenses) year-to-date for both Autumn Lakes Condominiums and Autumn Lakes Association. Autumn Lakes Association has \$160,838 in assets. The association has \$160,838 in liabilities and capital year-to-date. Autumn Lakes Condominiums has \$352,141 in assets. Total liabilities and capital were \$352,141 year-to-date.

Mindy also shared that they have received approximately 150 work orders so far and approximately 80 have been completed.

Shrub pruning is being scheduled with Lawn Groomers for the end of May or early June.

Mindy explained to residents how to submit work orders. Residents can call Smith Management at 314-394-4200 and press "0" to talk to a customer service representative. Residents can also put tickets in via the SMG website. Or work orders can be put in by email to service@smithmgmt.com. If you call SMG and don't receive a confirmation that your work-order has been put in within 24 hours, you can check in with Mindy or call the office to confirm.

A new SMG systems platform for residents is coming soon called Town Square. The launch date is expected to be June 6th. Owners will receive new coupons because their account numbers will change with the new system. The account number will have to be changed on any payments sent by the owners or their banks.

President's Report: Shah Smith provided some information to residents about what is going on.

Deferred/Unexpected Maintenance: Deferred, incomplete or unexpected maintenance from past years is affecting this year's budget and projects. If residents submitted a work order to AMC that was not completed, they are reminded to re-submit those work orders to SMG.

The board did a walk around with SMG this Spring to look at 10 buildings. The SMG maintenance team will review the rest of the buildings to identify siding, gutter, walkway and driveway work that needs to be done and the priorities. Necessary repairs will be made this year. The staff are developing a plan for preventative maintenance to be used in the future.

SMG is doing a review of roofs, chimney chases and siding. Some of those items may have been damaged in last year's hailstorm and SMG is working on preparing an insurance claim to resolve issues.

Drainage Issues: It appears that some of the underground downspouts are degrading and causing many of the erosion issues. This is being looked into. SMG is doing a professional review of the water drainage management in the neighborhood.

Swimming Pool Open: The pool will open on Memorial weekend on Saturday, May 28th. The community will once again be using intermittent pool monitors. Owner Information forms are required every year. In order to use the pool, residents must have a current owner form on file and 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 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.

The Owner Information form is available online on the SMG community site and from SMG Customer Service. The form has been removed from autumnlakesstl.com.

There have been problems with some pool keys. If you have a key that is not working, have turned in a current Owner Information form and are current on your fees, contact Shah to get a new card.

Wasps and Carpenter Bees: Several residents have reported issues with wasps and carpenter bees. According to the pest control vendor there might be an uptick in the activity by these insects. If residents are seeing them, please turn in a work order. Residents are responsible for the carpenter bee damage to their decks.

Water Usage Reminder: Just a reminder that water usage is the largest utility expense for ALC and ALA. Water is not free – it's part of the residents' association fees. So if the community over uses water then we all pay for it with increased fees. Please make sure that toilets are not running and you have a nozzle at the end of your outside hose.

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

Spring Garage Sale: The neighborhood garage sale is set for May 21st.

Sidewalk Repairs: Residents might notice white paint markings on the sidewalks around Autumn Lakes. Maryland Heights has been out marking sidewalks for repairs.

Committee Reports

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

The Architectural Review committee has been reminding homeowners for years that original decks did not have flashing installed below the connection and that they need to be proactive about having flashing added to prevent water issues. The association will replace the siding but any damage to the building is the homeowner's responsibility.

Be aware that homeowners with an upstairs unit are also responsible for damages to the unit below in these cases. Should this happen, owners should check with their homeowner's insurance for coverage. Current code requires flashing to be used when windows, doors and decks are installed.

There's an Architectural Request form on the SMG website available for residents who want to make changes. The form is used to help document requests and approvals. Residents are responsible for getting permits finalized.

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

The group has identified nearly 40 holes in front of the buildings and is working with SMG to resolve those issues. Reporting holes in common grounds – please put in a work order if you spot holes anywhere on the grounds.

The committee has prepared a Landscape Request form request like the architectural committee to help document requests and approvals. The form will soon be available on the SMG site.

The trustees decided that ash trees will not be treated this year due to budget concerns. The committee is working to identify all trees that need trimming or removal.

Lawn Groomers will be aerating and overseeding in the fall – they've explained that fall is the best time to do this to build the grass root structure. They are leaving the grass taller this summer to encourage root growth.

Social Committee –

If you are interested in hosting a Pink Flamingo party, schedule with Shah Smith.

The social committee is planning a Summer Pool Party/Pot Luck on July 24th.

Pool Rules Changes - Changes are underlined.

5. Monthly fees must be current to gain admittance to the pool and deck area. Pool cards will be revoked when monthly fees are late. HOA fees are due on the 1st of the month. If the payment is not received prior to the 5th of the month, keys for the unit will be turned off. If the late payment is received by the Smith Management Group (SMG) office before the 15th of the month, the keys will be turned back on, but only during business hours Monday-Friday. Delinquent payments received after the 15th of the month will not result in pool keys being turned on before the following month and then only if all fees are up-to-date.

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

Tabled

Sports court gate card access and clubhouse improvements are tabled until the siding/roof/water management costs are determined.

Reminder: Tennis/pickleball court access for is for residents. keys are only for residents, and a resident must be on site during use.

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 aps) and will soon be available on the SMG community website.

Residents Questions & Comments

Question: Why did we involve Maryland Heights in the deck inspections?

Answer: Autumn Lakes didn't approach Maryland Heights about the decks. Maryland Heights felt that residents of Autumn Lakes weren't being proactive when two of the decks collapsed. Maryland Heights was kind enough to communicate with the trustees when they did their inspections.

Question: Did the "Do not trim" list of shrubs transfer to SMG?

Answer: Yes.

Question: Do we have any recourse to take with AMC for the incomplete roof repairs.

Answer: Unfortunately, no.

Comments:

Some residents questioned why SMG has not hired outside vendors to help with the backlog of work orders even if it cost Autumn Lakes more in the short run. The Trustees stated that they must be mindful of the budget, but would be checking to see if this could be done in the areas of greatest concern.

Overall the residents are requesting better communication about work orders. SMG will be working on this with new software being installed in June.

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 submit a Landscaping Request form 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.

AUTUMN LAKES NEW OFFICERS

The new Autumn Lakes Association officers for May 2022—May 2023 are:

Richard Ornberg—President

Laura Farkas—Vice President

Jennifer Morgan— Secretary

Shah Smith—Trustee

Retta Morcom— Trustee

HAVE YOU COMPLETED A 2022 HOMEOWNER FORM?

2022 Homeowner forms were sent out with the SMG Welcome packets. A new form must be completed each year. Many of them have not yet been returned. The contact information is used to insure you receive official information about Autumn Lakes. This year we added places to include two emails and to request your Gazette Newsletter be sent by mail instead of email.

Email addresses are particularly helpful now that we can send an email blast when we have information that needs to be sent out quickly (i.e., winter storm information, pool closings, Association meeting reminders, etc.).

Residents are also asked to provide an emergency contact. Should a building emergency occur when you are not available, being able to reach an emergency contact with a key to your home could save thousands of dollars of damage.

The resident information is also used to compile an official list of residents for the pool monitors. If you have not turned in a 2022 Form, you will not be on the list, and your pool cards may not be turned on. Contact SMG if you have lost your form. You can also find the current form on the SMG website under Resource Center/Forms.

WATER IS ONE OF OUR BIGGEST EXPENSES

Helping to keep the expenses down in Autumn Lakes will also help keep down HOA fee increases. One of the biggest budget items we have is water. You might be surprised at how much water a running toilet, a dripping faucet or over watering your lawn might increase the water bill.

Regularly check faucets and pipes. Leaks waste water 24 hours a day, seven days a week. An inexpensive washer is usually enough to stop them. Even a small drip can waste 50 or more gallons of water a day.

Do not leave the water on unnecessarily.

Turn off the water while brushing your teeth. Before brushing, wet your brush and fill a glass for rinsing your mouth.

Turn off the water while shaving. Fill the bottom of the sink with a few inches of warm water in which to rinse your razor.

Don't let the faucet run while you clean vegetables. Rinse your vegetables instead in a bowl or sink full of clean water.

If you wash dishes by hand, don't leave the water running for rinsing. If you have two sinks, fill one with rinse water. If you have only one sink, first gather all your washed dishes in a dish rack, then rinse them quickly with a spray device or a pan of water.

Check your toilet for leaks. Listen for water running into your bowl between flushes. Put a few drops of food coloring in your toilet tank. If, without flushing, the coloring begins to appear in the bowl, you have a leak from your tank to your bowl that may be wasting more than 100 gallons of water a day. Simply replacing the flapper may solve the problem.

Consider changing out older, large tank toilets for the newer low flow toilets. Older toilets use more water daily than any other fixture (including tubs, showers and washing machines).

Using your automatic dishwasher may be more efficient than hand-washing dishes. A regular cycle in a newer machine uses about 4 gallons of water.

Use full loads when using your washing machine. Your automatic washer uses 30 to 35 gallons per cycle.

Water your lawn only when it needs it

Rather than watering on a regular schedule step on some grass. If it springs back up when you move your foot, it doesn't need water.

Deep soak your lawn. When you do water your lawn, water it long enough for water to seep down to the roots where it is needed. A light sprinkling that sits on the surface will simply evaporate and be wasted.

Water during the cool parts of the day. Early morning is better than dusk since it helps prevent the growth of fungus.

Don't water the gutter. Position your sprinklers so that water lands on your lawn or garden, not in areas where it does no good.

Use a broom to clean driveways, sidewalks and steps. Using a hose wastes hundreds and hundreds of gallons of water.

Don't run the hose while washing your car. Soap down your car from a pail of soapy water. Use a hose only to rinse it off.

Social Committee Needs Volunteers to Help

If you are interested in hosting a Pink Flamingo party, schedule with Shah Smith.

The social committee is planning a Summer Pool Party/Pot Luck on July 24th.

The social committee needs volunteers to help plan, setup and cleanup for the Pool Party. Planning needs to start ASAP. Please contact Shah at 314-960-6620 if you can help.

Want to donate a tree?

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

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.

The next Autumn Lakes Association meeting is scheduled for 7/20/22 at 7 pm.



**Smell the sea, and feel the sky.
Let your soul and spirit fly.**