



# *Autumn Lakes Gazette*

Established 9/85

XLI No. 3

**May 2025**

## **Autumn Lakes Association (ALA) Board of Directors**

<b>Madonna Esposito (ALC)</b>	<b>314-358-1191</b>	<b>President</b>
<b>Jim Schmid (ALH)</b>	<b>314-322-7389</b>	<b>Vice President</b>
<b>Retta Morcom (ALC)</b>	<b>314-479-7447</b>	<b>Secretary</b>
<b>Laura Farkas (ALC)</b>	<b>314-770-9442</b>	<b>Treasurer</b>
<b>Lauren Bergtholdt (ALH)</b>	<b>314-651-1773</b>	<b>Director</b>

**Community Property Mgmt**  
**242 Old Sulphur Spring Rd**  
**Manchester, MO 63021**  
**Customer Service: (636) 227-8688**  
**Business Hours: 8:00 am-4:30 pm**

## **Committees**

<b>Madonna Esposito</b>	<b>314-358-1191</b>	<b>Amenities</b>
<b>Jillian Miesen</b>	<b>314-974-4465</b>	<b>Social Activities</b>
<b>Laura Farkas</b>	<b>314-770-9442</b>	<b>Landscaping/Gazette</b>
<b>Retta Morcom</b>	<b>314-479-7447</b>	<b>Architecture</b>

**AL Website: [AutumnLakesSTL.com](http://AutumnLakesSTL.com)**

**CPM Portal: [www.cpmgateway.com](http://www.cpmgateway.com)**



The **official** board meeting minutes will be posted on the CPM portal. Use the Documents option, then find Meetings – Minutes and Other Information.

Contact Laura Farkas with suggestions for the gazette!!!

## **WE NEED YOUR ATTENTION AND PARTICIPATION**

We did not receive enough votes and proxies for a quorum when the ALC election was held with the May Association meetings. As a result, another ballot has been mailed to all condominium owners. THIS NEW BALLOT IS DUE BY 5 PM SATURDAY, JUNE 14. We have to receive votes from a majority of owners for this to be a valid election.

PLEASE RETURN YOUR BALLOT BEFORE SATURDAY JUNE 14<sup>th</sup> to ensure we have a valid election.

## **COMMUNITY INFORMATION/NEWS**

- ❖ The board finally received a quote for cleaning service to clean the clubhouse 2 times/week during the summer and 1time/month in the winter months. The quote is currently being reviewed.
- ❖ The Missouri Department of Conservation was contacted to stock the lake with fish. Solitude is getting information that we will need to complete the application. There is no guarantee that the Missouri Department of Conservation will approve our application and stock the lake, but the board felt it was worth a try to get the lake stocked.
- ❖ The bids to improve the drainage at the courts were very high. The next step will be to discuss the situation with Lawn Groomers to review other options. Rob Bergtholdt has volunteered to see if he can remove the honeysuckle around the courts.
- ❖ If you are wondering what's going on behind the 12061-12075 ALD building after the storm on 6/4/2025. The Storm Water Improvement project has two parts to it at no cost to Autumn Lakes. The Maryland Heights section

is complete, but the MoDOT work hasn't started. It is expected to start mid to late June. CPM has sent an email to residents with the update.

- ❖ The work to complete the re-surfacing of the pool was delayed due to rain. As a result, the pool could not open on Memorial Day weekend. An email blast was sent by CPM to notify residents. The weather cooperated and the pool work was completed to open the pool officially on June 1.
- ❖ Several residents have inquired about the pending lawsuit against the Association. A motion hearing was scheduled for 5/29/25. The Attorney representing us requested the case be dismissed without prejudice. Mark Gavan contacted our attorney and indicated he is going to obtain an attorney and request a continuance. You can follow the lawsuit on Case.net on the Missouri Courts website <https://www.courts.mo.gov>. Case #25SL-CC02013.
- ❖ Lawn Groomers will be here to trim bushes the week of 6/16/25.
- ❖ We are still cleaning up damage from the 3/14/25 and later storms and are looking at roof, siding and other damage. You may notice the yard waste at the RV lot and Clubhouse.



Big Shout Out to residents Rob and Lauren Bergholdt, Madonna and family, Rob Mock, Lisa Kulage and Retta Morcom who helped the day after the 3/14 storm to move the debris to the curb. Rob Bergholdt has been cleaning up debris around the common ground and condos.

- ❖ The AL association rules have been updated and are now simpler to read. Many of the changes finally refer to CPM. The changes can be found at the end of this gazette. The complete set of rules can be found on the CPM portal in Documents/Governing Documents and on the Autumn Lakes website under More.../Rules and Regulations.

### 2024 Year in Review

The following recaps some of the activities completed during 2024 around Autumn Lakes.

- Changes at the Clubhouse included:
  - Kiddie pool was painted.
  - Approved to have the main pool resurfaced with Pebbletec which will last 25+ years as opposed to merely paint which only lasts 4 years.
  - A new pool access card system was purchased and installed.
  - The inside of the clubhouse was refreshed by painting the interior. New flooring is also being considered. Gently used chairs and carts were purchased for meetings and events.
  - The exit lights in the clubhouse were replaced and brought up to code.
- Around the common grounds:
  - The fountain in the large lake was repaired and the aerator motor was rebuilt; additional bubblers were added to the middle lake for better maintenance.
  - Bubblers were also added to the small lake that did not previously have bubblers.
  - Tree work was done on the common ground and the condo areas. Rob Bergholdt, who trained as a forester, has been monitoring our trees to provide input to the board. Thank you Rob for volunteering your time to keep AL the beautiful community that we all know and love.
  - Replaced outside water faucet at the garage that was missing a part. It ensures water access for the maintenance shed. This was necessary so Solitude could clean the fountains from the lake before storing them for the winter.
- Other major activities:
  - Approved the Condominium Paint Color Refresh Project. We have received initial bids for painting several buildings and the Board is reviewing them.

- Submitted FHA documentation for FHA Certification and was approved in 2024. This allows buyers to get FHA loans when buying in Autumn Lakes.
- Topps Paving and Sealing Company evaluated the driveways and scored them using a scale of 1-10. The Board is reviewing the results now.

### What's Happening in Maryland Heights from Norm Rhea and Steve Borgmann:

- Maryland Heights 40<sup>th</sup> Anniversary Celebration held on 5/10 at Westport Plaza was a huge success.
- The building previously owned by the Serra family at Smiley and Midland will be demolished and an assisted living facility will be built on the property.
- There is a new restaurant opening in Westport Plaza. It is called Basso and is part of the Basso brand, known for its Italian-inspired gastropubs! Make sure to try it out and support our local restaurant.



Connie Steinmetz, State of Missouri Representative, is collecting donations and taking them to the city of St. Louis storm victims. You can leave your donations at 3122 Autumn Shores Dr and she will take care of getting them to where they are needed.

Connie recently held a "Chat with Connie" on Saturday, May 24 at the Panera Bread on Chesterfield Airport Rd. If interested in attending any future events, contact Connie at [Connie.Steinmetz@house.mo.gov](mailto:Connie.Steinmetz@house.mo.gov) about where to get more information.

*Thanks, Connie, for providing the opportunity to residents to help areas in need after the devastating storms on May 16*



Big shout out to the Landscaping Committee for their work on planting and cleanup of the front entrance and around the Clubhouse.

All the hard work completed last year planting perennials helped to fill in the planting beds and helps reduce the need for annuals.

The entrance looks very inviting to residents and visitors!

### COMMUNITY REMINDERS

- **St. Louis County property Tax Freeze:** Seniors must submit applications for the tax year 2025 by June 30, 2025. Get info from the county website: <https://stlouiscountymo.gov/st-louis-county-departments/revenue/senior-property-tax-freeze-application/>. Or you can visit one of the St Louis County offices.
- If you are planning any renovations or repairs to your unit, make sure you check the Maryland Heights' website for information on any required permits that may be needed for your project. You can go to: [marylandheights.com>Departments>Community Development>Building & Codes>Residential Mechanical, Electrical and Plumbing](https://marylandheights.com/Departments/Community%20Development/Building%20&%20Codes/Residential%20Mechanical,%20Electrical%20and%20Plumbing) – on that page is information for whether you need a permit, what to submit, how to submit, what the next steps are, and the phone number for more information.
- **NOTE:** Autumn Lakes Residents DO NOT need to provide a plot plan to apply for a Maryland Heights Permit.
- **Pet owners:** PLEASE be responsible for your pets and clean up after them. If you see someone not picking up after their pets and know who it is contact Maryland Heights. *It is a Maryland Heights ordinance that owners must clean up after their pets.* Also, please keep your pets away from the 'personal space' of the units. Dogs should not be relieving themselves on or near the walkways, landscaping, or driveways.

## Updates to Rules (changes are underlined or crossed out)

### Attached Awning Rules and Form

#### Owner's Responsibilities and Liability

8. A member of the Autumn Lakes Architectural Committee must inspect both the final installation and the removal of an awning. The owner will be notified of any issues which must be resolved by the date set by the committee or the owner will be fined (~~currently \$75/day~~) until the issues are resolved.

#### Steps for Installing an Awning

1. ~~The owner contacts Smith Management Group to begin the review/approval process. SMG or the Architecture Committee will provide a form for the owner to complete information about where the awning would be installed, the type and size of awning, the color and style of awning and timeframe. The owner completes the form that is part of this document and provides it to Community Property Management (CPM) to begin the review/approval process. The form includes information about where the awning would be installed, the type and size of awning, the color and style of awning and timeframe.~~

#### Request for Awning Installation

Upon completion of the above information and receipt of the Maryland Heights permit, the owner must provide a copy of this form to CPM who will provide the information to the Architectural Committee members.

### AL Court Rules

#### Tennis/Pickleball Court Rules

Please notify Community Property Management 636-227-8688 of any court or equipment damage.

- Take care not to abuse the nets. Pickle ball nets must be placed in the box after use.

#### Basketball Court Rules

Please notify Community Property Management 636-227-8688 of any court or equipment damage.

### General Rules and Regulations

These rules and regulations implement the Autumn Lakes ~~indentures~~ governing documents.

~~2. Any pool cards issued to the delinquent condominium or house will be revoked at the same time. Pool cards will be deactivated when monthly fees are late.~~

6. Eligible property owners are required to register renters with the Association within 40 15 days of tenant occupancy.
- A signed release that the tenants have received the following documents (available from the management company):
  - Autumn Lakes Condominium Association Unit Leasing Rules and Regulations
  - Lease Addendum
  - Autumn Lakes General Rules and Regulations
  - Rules for Use of Courts
  - Rules for RV Parking
  - ALC Association/Owner Responsibilities Matrix

A fine will be assessed by the Association if the registration information is not received within the ~~40~~ 15 day period.

~~26. Firewood, in an amount not a potential hazard to the structural integrity, is to be neatly stacked or stored away from direct contact with the building and off the ground in a rack. Firewood should not be stacked in the garage. should not be stored outside or in the garage.~~

#### NOTES:

Residents should report violations to a member of the Board of Directors or to the management company. Some violations will require immediate action to prevent possible injury or potential property damage; other violations may require a ruling by the Board of Directors.

Enforcement of these rules and regulations is the responsibility of the residents as well as the Directors.

### Rules for the Use of Common Ground

3. Motorized vehicles are not permitted on the unpaved common ground, except for maintenance vehicles, for emergency or as otherwise authorized by the management company or Board of Directors.

### RV Parking Rules and Agreement

Return form and check to:  
Community Property Management  
242 Sulphur Spring Rd, Manchester, MO 63021

### Rules for Use of the Pool

4. A maximum of two pool cards will be issued to the owner of each unit and home. Pool cards are not transferable to other residents in Autumn Lakes or to non-owners not residing in Autumn Lakes. There is a \$10.00 deposit fee required for each proximity key card, payable online on the CPM portal before the card is issued. ~~upon receipt of the card. The deposit will be returned when the pool card is returned to the management company.~~
5. Monthly fees must be current to gain admittance to the pool and deck area. HOA fees are due on the 1<sup>st</sup> of the month and become delinquent after the 15<sup>th</sup> of the month. ~~If the payment is not received prior to the 5<sup>th</sup> of the month, keys for the unit will be turned off.~~ Pool cards will be deactivated when monthly fees are late. If the late payment is received by the Community Property Management (CPM) office before the 15<sup>th</sup> of the month, the keys will be reactivated, but only during business hours Monday-Friday. Delinquent payments received after the 15<sup>th</sup> of the month will not result in pool keys being reactivated before the following month and then only if all fees are up-to-date.
6. Pool cards will not be turned on unless an Annual Owner Information form and an Amenities form for the current year have been submitted to the CPM office or the ALA Board Secretary. The forms are available to be printed from the CPM portal and on AutumnLakesSTL.com or contact the CPM office. It will take up to 3 business days to turn on the pool keys after the forms have been turned in.
7. Pool users must be prepared to show photo identification proving residency. Guest(s) must be in the company of an Autumn Lakes' resident. The resident is responsible for the guests' conduct. There is a limit of six guests per unit or home. Non-residents not accompanied by a resident will be asked to leave the pool area immediately and the host's pool key cards will be revoked. After review by the Board the pool card may or may not be re-instated with a \$20 fee paid online on the CPM portal. Reinstatement will be handled by the Board. ~~Reinstatement can take place at the CPM office during regular office hours.~~
21. Violators who do not comply when warned of a rule have to leave the pool area immediately and may have their pool key cards revoked. Repeated infractions in the use of pool key cards, repeated warnings, or repeated complaints may also result in the Board's review and possible revocation of pool cards with a time period for reinstatement to be determined. After review by the Board the pool card may or may not be re-instated with a \$20 fee paid online on the CPM portal. Reinstatement will be handled by the Board.

### Rules for Installation of Satellite Dishes

6. If the resident/owner has been denied service because no "line of sight" is possible from the resident's deck, a waiver request to install the dish on "common ground" must be approved by CPM on behalf of the Autumn Lakes Board of Trustees before any installation can proceed. The waiver is available at the CPM office.

### Satellite Dish Form

Community Property Management

CPM Signature

Title

Date

Community Property Management  
242 Old Sulphur Spring Rd, Manchester, MO 63021  
Phone: 636-227-8688

## UPCOMING EVENTS



The annual Summer Pool Party potluck is scheduled for Saturday, July 12 from 11:30 – 3:00pm. The party will be held around the pool/clubhouse. Social committee will provide hamburgers and hotdogs, buns, tea and lemonade. If you will be attending, please bring your favorite side dish or dessert to share!

Look for more details to come via Facebook, bulletin board and emails....



The next Association meeting will be on Wednesday, July 16, 2025, at 7:00 pm in the Clubhouse and available via ZOOM. Check the Autumn Lakes website for the ZOOM link.

**Autumn Lakes Gazette**  
**3125 Autumn Trace Dr**  
**Maryland Heights, MO 63043**

