

for a Happy Holiday Season
and a Happy New Year

Best Wishes

Autumn Lakes Gazette
3153 Fee Fee Road
Bridgeton MO 63044

Christmas Tree Pick Up

Once the holidays are over, Republic Services will pick up Christmas Trees on YARD WASTE DAYS throughout January.

Limit on tree height is 6 ft (if taller cut in half).
Remove all metallic decorations.
NO wreaths with metal frames. Put in trash.



A trashy subject



- 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.

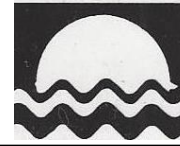
If at all possible, **PLEASE PUT YOUR CONTAINERS OUT no earlier than the night before, preferably after 6 pm.**

Trash totes and cans should be stored away the evening after pickup. Help keep our neighborhood looking neat.

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

If at all possible, **PLEASE PUT YOUR TRASH CONTAINERS OUT no earlier than the night before, preferably after 6 pm.**

The next Autumn Lakes Association meeting will be held on 1/18/17 at 7 pm. All Autumn Lakes RESIDENTS are encouraged to attend.



Autumn Lakes Gazette

Established 9/85

December 2016

XXXII No 6

Board of Directors

<i>Shah Smith</i>	<i>960-6620</i>	<i>President</i>
<i>Richard Ornberg</i>	<i>817-357-2633</i>	<i>Vice President</i>
<i>Jennifer Morgan</i>	<i>344-9063</i>	<i>Secretary</i>
<i>Jay Black</i>	<i>269-7109</i>	<i>Trustee</i>
<i>Laura Farkas</i>	<i>770-9442</i>	<i>Trustee</i>
<i>Christine Melton</i>	<i>560-5705</i>	<i>Gazette editor/Social committee</i>

AMC Management

Mickey Montee, President
3153 Fee Fee Road
Bridgeton MO 63044
24 hour phone: (314) 291-1450
Office Hours M-Th 8:00-5:00

Architecture committee: Richard Ornberg, Shah Smith

Landscaping committee: Jay Black, Andrea Crouch, & Judy Haldeman



November 16, 2016 MEETING

GUEST AND BOARD INTRODUCTIONS

Shah Smith opened the meeting and introduced the Board members, Keith McCracken and Rob Adelson of AMC Management and Norm Rhea, Maryland Heights Councilman.

Association Management Report by Keith McCracken

Autumn Lakes Association as of 10/31/16 was \$2,348 over budget on assessment income YTD and \$9,859 under budget on expenses YTD. Autumn Lakes Condominiums as of 10/31/16 was \$8,102 over budget on income YTD and \$15,917 under budget on expenses YTD.

Seven retaining walls were contracted for replacement this year:

- 12109 ALD • 11930 ALD • 3122 ATD • 3100 ATD (side) • 11911 ATC • 3152 ASD
- 3100 - 3110 ATD (rear, will be removed and graded)

Bluegrass completed 3 walls this spring that remained from last year's contract:

- 12010 ALD • 11946 ALD • 3190 ATD

Buildings painted this year were:

- 12000 – 12008 ALD • 3190 – 3198 ATD • 3187 – 3193 ATD • 3150 – 3158 ATD • 3173 – 3183 ATD
- 12020 – 12034 ATD • 12010 – 12018 ALD • 3138 – 3148 ATD • 3174 – 3184 ATD

The lake fountains have been removed, cleaned and stored for the winter. Two large oak trees were removed behind 12101 Autumn Lakes Drive in preparation for a drainage and grading project to correct a storm water run-off issue.

The first fall leaf clean-up has been completed. The leaves were falling later than usual this year because of the warm weather. The second clean-up was scheduled for the week after Thanksgiving but was completed later because of the weather and the rate of leaf fall. The 18 single family houses were able to put their leaves at the curb for pick-up during the property leaf clean-ups. Rob and Dave were busy cleaning the gutters in conjunction with the landscapers' clean-up.

A sewer lateral insurance fee is assessed on your County Real Estate tax bill if your building has 6 units or less. This insurance covers the repair or replacement of your unit's sewer lateral drain if needed.

The insurance only applies to buildings of 6 units or less. If you live in a building with 7 or more units, you should not be assessed for a sewer lateral fee on your county tax bill because your unit doesn't qualify for the insurance.

Residents are required to obtain an approval letter from the Management office prior to having a satellite dish installed. The letter instructs the installer where the dish may be installed. Satellite dishes cannot be installed on the roof of a unit.

As always please call 314-291-1450 or email office@amcassociation.com or through the neighborhood website at: <http://www.autumnlakesstl.com> and click on the "Contact Us" link to create a work order. If you have questions or concerns or email Keith at Keith@amassociation.com

Board Reports

Shah explained that residents should be getting their fee assessment information from the Association soon. The \$12 special assessment for the lake work will end in December. There will be an overall general 2.5% increase in fees to cover increased expenses and supplies. Information letters were sent out at the end of November. Residents should receive coupon books by the end of December. If you set up automatic payments through your bank and do not need a coupon book, please contact the AMC management office at 314-291-1450.

Fall Walk Around: Laura Farkas reported on the fall walk around. She noted that there were a few satellite dishes found on roofs. Residents will receive a letter about any issues they need to address, such as deck maintenance or satellite dishes on roofs, soon.

Next Door Application: Laura also explained that NextDoor.com is a handy online social media community where residents can share information, post about events, sell/buy items and give/receive referrals for service. NextDoor is not associated with Autumn Lakes, is for information only, and is not monitored by board members or by AMC Management. Work orders and issues need to be submitted directly to AMC Management by email or phone call.

Laura also asked if anyone is interested in working with her to survey and assess the street lights, please contact her.

Richard Ornberg

Richard spoke about what residents can expect for snow removal services this winter. The driveways and sidewalks will be plowed after a snowfall of 2 inches or more and only after the snow fall has ended. If ice buildup is expected, then the snow removal company will put down ice-melt.

Once snowfall has stopped, the city usually plows the streets very quickly (even working through the night). Our snow removal company starts a little later to work on driveways.

So when snowfall is expected, **if you have a personal or shared driveway, this is the one time you can park your vehicles in the driveway and temporarily extend over the sidewalk as necessary.** As the city does not return to re-plow once street parked vehicles have moved, this will allow our streets to be cleared more thoroughly.

Once the city has cleared the street, you can move vehicles to the street. This will insure your individual or shared driveway can be cleared. It will also insure that more of the large parking areas can be cleared.

Note: Our snow removal company will not plow driveways where there is a car. Nor will they return to plow a driveway if they could not get on them earlier.

Lateral Sewer Cleanouts:

Jay Black explained about a recent problem when someone removed the cap from a lateral sewer cleanout causing rain water to get into a condo's plumbing pipes causing a backup into the unit. Lateral sewer cleanouts are NOT CONNECTED TO THE STORM SEWERS. Please do not remove these caps as it will cause water damage to your neighbor's home.

Landscaping Committee:

Ash Tree Meeting: Jay gave a report about the Ash Tree meeting held on November 6. At this meeting, we discussed the trees that were affected by the Emerald Ash Borer and the treatment program that was approved by the Board. The landscaping committee spent over 1,100 hours on this project identifying the ash trees in the neighborhood and researching the best treatment plans available. A copy of the map used at the meeting has been posted on the bulletin board at the front of the neighborhood.

The plan encompasses the public space ash trees as well as those trees owned by Maryland Heights near

the street. If any single lot home owners wish to be included in the treatment plan, they are asked to contact AMC or Jay Black by December 10th.

The committee also identified the variety of trees that will be used as replacements. Replacement trees will not be of all one variety so we can prevent any issues that might come later – who knows what bug or sickness will strike next!

Social Committee

Laura shared with the group several recent and upcoming events:

- Autumn Fest was held on October 1st. Over 80 residents were in attendance.
- Caroling – If anyone is interested in participating in a caroling group, please contact Jay Black or Christine Melton
- The social committee will be meeting in January to plan 2017 events. If you're interested, please contact Christine Melton at: meltonchristine17@gmail.com or (314) 560-5705.

Architectural Committee: Richard reminded residents that if you are doing any exterior work to your unit such as new windows, doors and decks, please contact AMC and submit your plans first. This can save you money – preventing you from having a "Do Over" because something is wrong. Recently we were able to help a resident make sure that a builder was installing a deck correctly and to code by reviewing their plans. A reminder, new windows and doors must have low-e glass per code and you must get a permit for any work done.

Landscaping Additions: Just as we ask that if you want to do any exterior work to buildings, we ask that if **you want to plant trees and shrubs to go through the AMC office.** The landscaping committee can verify and approve the planting location and types of trees and shrubbery. Keith is looking into getting a preferred plant catalog.

Resident's Questions/Comments:

Some of the General questions asked at the meeting include:

Question: Does Maryland Heights help pay for the treatment of the trees on their easement?

Answer: No. But they retain the responsibility for tree removal if the treatment doesn't work. Maryland Heights has agreed to allow AL to treat the trees – otherwise they would remove the trees without consid-

eration of the tree's health. As Maryland Heights is in the process of clear cutting ash trees in several neighborhoods, we are excited that they are allowing us to try to treat our trees first. And Maryland Heights is excited that a neighborhood is trying this approach.

Question: Why do I have to pay for the trees if they are not near my condo?

Answer: The trees are located on the common ground of the association meaning, as a Home Owner Association, we all share the costs for maintaining common grounds and not just the area around our own units.

Question: When will the tree treatment be done?

Answer: Every two years in the spring until either the Emerald Ash Borer is no longer a threat or until we choose to no longer treat the trees.

Question: How would residents know if work orders are fulfilled?

Answer: The resident will receive a door hanger if the repair is not obvious. If the request is delayed because of pre-planned maintenance or items brought to attention during the annual walk around, the individual should receive a phone call from AMC letting them know when the problem will be taken care of. You are welcome to check on the status of a work order at any time.

Thank you!

We wish to thank Patricia Law who offered her personal hours to assist on the Landscaping Committee. Patricia was responsible for bringing the idea of the Pink Flamingo Friday to Autumn Lakes.



Patricia has moved to Melbourne, Florida.



Catch the Maryland Heights New Year's Eve Fireworks Display and Free Carriage Rides on Saturday, December 31, 2016 at Westport Plaza (rides begin in front of the St Louis Bread Co). www.westportstl.com