



Autumn Lakes Gazette

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Board of Directors

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Jennifer Morgan 344-2928 *Secretary*
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Richard Ornberg 817-357-2633 *Trustee*
Christine Melton 560-5705 *Gazette editor/Social committee chair*

AMC Management

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Landscaping committee: Jay Black, Andrea Crouch,

AL Website: autumnlakesstl.com

Retta Morcom

Autumn Lakes Meeting

11/18/2020

Association Meeting – The association held the November meeting via Zoom with the call open for the residents. Future meetings may be held on Zoom – please check the Autumn Lakes website at <http://www.autumnlakesstl.com/> for more information and the meeting link.

Introductions: Laura Farkas opened the meeting and introduced the Board members and Keith McCracken of AMC Management. Norm Rhea, our City of Maryland Heights city council representative was also present. There were 5 residents on the Zoom call.

Councilman Report:

Norm Rhea gave a brief report of what’s going on in Maryland Heights. Here are just some of the new things happening:

The city council started their budgetary review and approval process for the FY21 budget. Norm wanted to reassure residents that Maryland Heights is in good sound financial position despite the COVID-19 pandemic. The city has looked at the budget and cut unnecessary expenses such as travel and is looking at new ways in which to conduct meetings and business, such as virtual meetings. While the city has lost revenue and the gaming revenue from the casino is down, Maryland Heights will continue to provide city services.

Projects currently under zoning consideration or under construction in Maryland Heights include:

- Sina Hospitality – is looking to build an extended stay hotel with 115 rooms at 12131 Dorsett Rd
- TriStar Westport Logistics Center – plans to build 1.4 M sq ft office space on River Valley Dr south of 364
- Rose Acre Meadows – plans for 10 new family homes on west side of Rose Acres Ln are under review
- Boulder Spring Elite – plan to construct 266 luxury apartments located at Highway 270/364 junction is under review.
- Flats at Dorsett – also luxury apartments, under construction on Dorsett at the old Bally’s site

Aquaport was not open in 2020, partially due to COVID but also due to remodeling construction. The city is hoping to host a grand re-opening in the spring of 2021. One of the newest elements is called a FlowRider which will allow individuals to surf. This FlowRider is the only one installed in the Midwest right now.

Management Report by Keith McCracken: Autumn Lakes Association as of 10/31/2020 was \$1,466 under budget on income YTD and \$4,899 under budget on expenses YTD. Autumn Lakes Condominiums as of 10/31/2020 was \$13,283 over budget on income YTD and \$21,108 over budget on expenses YTD.



Rob and Dave have been busy cleaning gutters, landscaping, maintaining the lakes and working work orders.

This year Autumn Lakes got new entry signs! Thank you to all the volunteers who helped accomplish this project.

There was also a street light installed on Autumn Trace Ct near Autumn Trace Dr.

Both projects were included in the 2020 budget.

Four buildings were painted this year:

Building #32 which is 3187 – 3193 ATD

Building #39 which is 11916-11924 ALD

Building #40 which is 11900 -11910 ALD

Building #50 which is 101 – 104 ASC



Unit owners are required to maintain their decks in good repair. If your deck is deemed unsafe the painter will not get on it to paint and you will be notified by AMC that the deck must be brought to comply with the safety code.

Please verify that your deck has proper flashing to prevent water intrusion where the deck is attached to the building. Owners are responsible for decks and flashing of decks. Damage costs resulting from decks without proper flashing will be assessed back to the unit. Contact Dick Ornberg if you need assistance with checking the flashing.

Several sidewalks (listed from our 2019 fall inspection) have recently been replaced. We have a new list for 2021.

We had Crowder Construction complete a grading and drainage project at 12090 Autumn Lakes Drive to remedy a rainwater draining issue.

We recently replaced one parking lot on Autumn Trace Dr which included 10 driveways – 3160 -3168 and 3150 - 3158. We replaced another small lot at 3187 – 3193 Autumn Trace Dr and their four driveways. Three other driveways were replaced at 3075 Autumn Shores Dr, 11920 Autumn Lakes Dr and 11922 Autumn Lakes Dr. Nine driveways were repaired. These were all identified from our 2019 fall inspection. We have recently completed our 2020 fall inspection.

The second shrub trimming was completed the last week of October and first week of November. The first fall leaf clean-up has been completed. The second fall clean-up was scheduled for the week of November 23 but will be done the week of November 30.



A reminder to all pet owner residents: Autumn Lakes rules, as well as City Ordinances, require all dogs to be on a leash and under control when outdoors. They also require pet owners to pick up and dispose of pet waste. Please comply with these rules/ordinances in order to foster a pleasant environment for all residents.

Check with the city of Maryland Heights to be sure your contractor has required permits for any work done on your unit. Obtain Board approval prior to replacing or modifying decks, windows, patios, retaining walls or landscaping. Do not plant trees without Board approval.

As always, please call 314-291-1450 if you have a work request, question or concern. If Keith is not available, the staff at AMC are happy to enter work orders if there is an issue with a unit.

Board Reports

Budget Meeting – All homes (single-family homes and condominiums) are part of the Autumn Lakes Association (ALA) which includes the upkeep of various public grounds areas such as the swimming pool, ball courts, lakes and grounds. The Autumn Lakes Condominium (ALC) budget just includes the condominiums, which covers building repairs and maintenance, water, sewage, snow removal and more.

Laura announced that the ALA monthly fees will not increase for 2021, but the ALC monthly fees will increase by 7% (approximately \$13 to \$20 increase monthly) for next year. The fee increase will cover the increases in the sewage, water and insurance bills which amount to about \$34,000 for 2021. The sewage and water are covered as a part of the fees for the Condominiums (approximately 20% of your fees). We highly recommend that if you have a leaky toilet or pipes, please get them repaired as soon as possible as it affects your future ALC fees. **REMEMBER to turn off the water for outside faucets over the winter.**

The Board also feels that ALC needs to build up their reserves to cover major future expenses for replacement of siding for 37 buildings that still have Masonite siding and replacement of roofs for all 52 buildings. Letters will be

sent out to owners with their payment amounts and the 2021 budgets.

Association Fee Payment Information: If you pay your fees by auto payment, make sure that you update your amounts in December for the January 1st payment. **If you do not need a coupon booklet, please let the office know this week so that they can take you off the mailing list.**

Storm Water Signage – Jay has set up a project with the local Girl Scout troop who will glue signs on the storm water drains to remind everyone not to put chemicals, paint or other things down the storm water sewers which drain to our lakes. Jay is hoping to work with the Girl Scout troop in the spring.

Decks & Maryland Heights Code Enforcement – Dick and Ted Whittaker from Maryland Heights Code Enforcement walked through Autumn Lakes to check decks on all of the units. Of particular concern are the condition of the posts of decks and many of the lower decks not being bolted to the building. Maryland Heights will review the information about the decks with the Board. Just a reminder, Maryland Heights Code Enforcement can enforce that decks must be repaired or torn down if unsafe.

Pool – Shah thanked all the volunteers who made it possible to open the pool this summer!

Concrete Group Pricing – Shah will be contacting owners with cost information for those who have concrete patios that need to be repaired or are on her list. The work will not be done until spring 2021.

LIGHT UP AUTUMN LAKES OUTDOOR DECORATION CONTEST

Light Up Autumn Lakes – Light Up Autumn Lakes will take place on **December 15th**.

There is a judging committee (previous winners) that will be awarding 1 prize to the best house, 1st and 2nd place to the best condos and 1 prize for the best back deck.

Please remember to have your holiday lights turned on December 15th if you'd like to participate in the contest! You do not need to sign up to participate.

Christmas Caroling in Autumn Lakes has been cancelled. The Board decided to cancel the caroling event this December due to Covid and social distancing concerns.

Next Door App: Just a reminder that the Next Door App is a great tool to hear about what's going on around us, but is not the official communication of AMC or the Board. Please contact the AMC office if you have repairs that need to be made or concerns.

Or, if you have questions about Autumn Lakes, you can check out the neighborhood website at <http://www.autumnlakesstl.com/>

Now that it is dark later in the morning and earlier in the evening residents walking or jogging should use the sidewalks and wear bright or reflective clothing to avoid collision with a vehicle.

Committee Reports

Architecture: Dick reviewed with residents how to get decks approved. After the resident has received bids from contractors, they should provide plans to AMC and the Architecture Committee for approval. What the committee does is make sure that the proposed deck matches the aesthetics of the neighborhood to maintain the appeal of our properties. Maryland Heights requires permits for safety and building integrity. The Architecture Committee and AMC are now allowing composite decking and other types of railings for decking. Please call AMC or Dick with questions.

Landscaping: Jay reported that Autumn Lakes will be treating 70 ash trees in April 2021. We will not be treating the 33 city trees this time to reduce some of the budget impact. We will be keeping an eye on those trees and if those trees need to be replaced, the city will take care of them.

RESIDENT QUESTIONS:

Q : Could AMC send an email blast about future virtual Association meetings?

A: With the inclusion of email addresses on the resident information form, we'll take a look and see if this can be done for the January meeting. We can also hang the regular sign at the bulletin board adjusted as a Zoom call for more attention.



Autumn Lakes HOLIDAY FOOD DRIVE
We are teaming up with St Louis Area Foodbank to bring food to those in need.

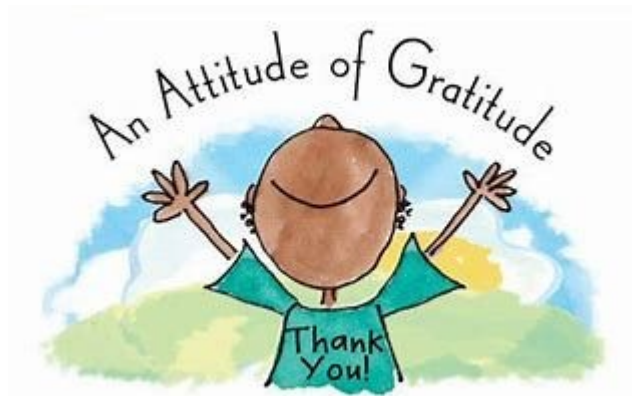
WHEN: Saturday, December 12 AND Sunday, December 13

WHERE: Barrels for food donations will be located at

- ◆ The entrance by the Bulletin Board, and at
- ◆ 11954 Autumn Lakes Drive (The Mueller's home)
- ◆ Financial donations are also welcome. Make payable to: **St Louis Area Foodbank**
Best items to Donate:

| | | | |
|-------------------------|-------------------|-----------------------|----------------------|
| Boxed crackers | Shampoo | Baby Body products | Bottled jelly |
| Fruit Snacks | Conditioner | Baby food and formula | Boxed/Bagged Rice |
| Canned Veggies | Soap/Lotion | Diapers | Boxed/Bagged Pasta |
| Bottled Juice | Tooth brushes | | Canned soups |
| Boxed Juice | Toothpaste | Hot cereal | Canned ravioli |
| Canned chili | Feminine products | Cold cereal | Condiments |
| Mac and Cheese | Canned Tuna | Powdered milk | Sauces |
| Instant mashed potatoes | Canned Chicken | Granola Bars | Boxed complete meals |
| Peanut Butter | Canned fruit | Breakfast Snack Bars | Toilet Tissue |
| | Canned beans | | |

The next Autumn Lakes Association meeting is scheduled for 1/20/21 at 7 pm.



What if today we were just grateful for everything.