



Autumn Lakes Gazette

Established 9/85

September 2014

XXX No. 5

Board of Directors

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AMC Management Corp.

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SEPTEMBER 17, 2014 MEETING MINUTES

Laura Farkas, President, opened the meeting and began with introductions of the board, Keith McCracken and Rob Adelson. City Councilman Norm Rhea attended the meeting.

Next Association meeting will be held on 11/19.

AMC Management Report by Keith McCracken

Autumn Lakes Association, as of 8/31/14, is \$1,633 better than budgeted on income for the year and \$9,015.17 over budget for expenses. Autumn Lakes Condominiums, as of 8/31/14, is \$10,845 better than budgeted on income YTD. The condo association is \$28,578 over budget on expenses, primarily due to snow removal, new pest control contracts, tree removal expenses and a little on water/sewage.

Aquatic Control treated the lakes again last week with Q-trine Ultra and Aquasol –K to kill duckweed, primrose and algae. The fountains will be removed for winter storage in mid- November. Rob is monitoring the lakes for muskrats and beaver, one more muskrat was caught. The maintenance crew has been very busy correcting drainage issues around the buildings and planting grass seed for the fall.

Four buildings were painted this year. The last retaining wall to be replaced is scheduled for the week of 9/22.

Shrub trimming is scheduled to **begin 9/29**. The first of our 2 fall leaf cleanups will be done the **week of October 27**. The lawn service will also pick up the leaves at the curb for the 18 houses. The 2nd and final clean-up will be done the **week of November 24th**.

Residents considering any improvements to their units are required to obtain all necessary permits from Maryland Heights. This assures that the work will comply with all building codes. Any exterior improvements or structural improvements or changes including windows and doors must also be approved by the Board prior to any work being done. Planting of trees and landscape changes at the condos or on the common ground must be approved by the Board before the work is done.

Residents are reminded **not** to store trash totes in front of the units. Totes are to be stored inside the unit's garage. Failure to comply will result in fines being assessed. If necessary, smaller sized totes are available if you contact Allied Republic at 636-947-5959. As always please call 314-291-1450 if you have a work request, questions, or concerns or email us at association3@juno.com.

Board Reports

Laura reported about Nextdoor Autumn Lakes which is a website/social media group for AL residents. On our

Nextdoor site, neighbors can share community events, recommendations, items for sale/free, crime/safety concerns, ideas about how to make our neighborhood better, and more. If you haven't been invited to join, let Laura Farkas know. Nextdoor was mentioned in Oprah Magazine and appears to be a safe way to communicate as neighbors.

Surveys are going out to residents for budget priorities and interest in various social events. Information boxes (contributed by Jerris and Mark Ruth) will be posted around the subdivision for residents to drop off their survey responses. Survey responses need to be returned by Saturday, October 11th.

Jay reported that he and Laura attended the Mayor's Meeting for Subdivision Trustees on August 12. An item of interest for Autumn Lakes was the erosion along Fee Fee Creek from recent heavy storms in a subdivision downstream from Autumn Lakes. A trustee from the subdivision reported this and Jay stated Autumn Lakes is a part of that watershed and it could have been worse had not our lower lake been dredged for more volume. This is an example of how our lakes can impact people downstream. The trustee is having MSD and Maryland Heights look into this further.

Mayor Moeller reminded residents it is important to obtain a Maryland Heights permit for any street activities for \$25. The street activity permit is to insure safety for emergency vehicles, inspection, and administrative costs. Please check the Maryland Heights web-site for detailed information about permit requirements.

Bridgeton/West Lake Landfill

Jay gave a summary of the EPA and US Army Corps of Engineers (USACE) report on the "Isolation Barrier Alignment Alternatives Assessment, 25 August 2014". This report can be found at: www.epa.gov/region07/cleanup/west_lake_landfill/index.htm

Jay stated there are 3 alternative isolation barrier path proposals. Presently the full extent of the Radiological Impacted Material (RIM) has not been determined for a path. There also needs to be a review, re-review, and approvals from the EPA, USACE, and Lambert Airport (bird mitigation) for final approval before construction begins which is estimated to be about 18 months. Stay tuned.

Lake Committee

Andrea reported on the Lake Committee activities. The full report can be found on the autumnlakesstl.com website.

SUMMARY OF IDEAS BRAINSTORMED THUS FAR CHEMICAL TREATMENT VIA OUTSIDE COMPANY

Aquatic Controls has been treating all three lakes, with particular attention given to the lower lake. We have not been happy with the results of just using chemical treatment; results were not acceptable. We anticipate continuing to treat the lower lake beginning spring 2015 with hopes of a different company producing better results.

RAKING AND USING GEO BLANKET

Raking is a process where you pull the dead weeds and vegetation out but remove no sediment. A Geo Blanket is made of special fabric to control vegetation growth and placed on the bottom of the lake. Both are costly and very labor intensive but not long term solutions.

MOVING SEDIMENT

The discussion was about moving the sediment from the shallow end over to the deeper end and evening out the sediment. This is a possibility and the cost Magruder Construction identified was \$111,019. Also, no sediment is removed.....just moved around. This may not be worth the money spent to do the work.

DREDGING

Dredging is the most expensive but also the most effective with longer term benefits. Magruder Construction has given us a figure of \$157,849 to remove the sediment and place it on our grounds for de-watering. We would let the sediment remain on our site until dry and then even it out. If they haul it away, the anticipated cost is about \$192,979. Another idea was suggested for renting or purchasing a mini-dredger that floats on top of the water, we would do our own dredging.

CHEMICAL TREATMENT ON OUR OWN AND MORE AGGRESSIVELY

A new idea was identified recently by Dick Ornberg; we could buy a 500 gallon tank and a mechanical pump, put chemicals in the tank, pump the lake water through the tank. In other words treating it chemically but more aggressively and doing so on our own rather than using an outside company. We wouldn't worry about the sediment if we can control the primrose and vegetation on top of the lake.

WHAT WE ARE DOING NOW

We are requesting bids from three civil engineering companies, will pick one that we feel is the best to do a survey and study of the lower lake. This will ensure we don't endanger our shoreline and that when and if we do dredge, it will be without violating the MSD Water Detention Basin agreement.

We are also requesting informational/planning bids from three dredging companies, will pick one that can dredge by floating on top of the water and not having to worry about trees, buildings, etc. We are also investigating the best and least expensive way to handle the sediment once it is taken out....will we leave it on our site, haul it away, or pump it into a large de-watering area. As

mentioned earlier, we have one bid already from Magruder Construction.

Open Discussion for Residents

A resident asked about the noise abatement wall. Norm Rhea, City Councilman, said it is dead issue due to budgetary constraints. Casino revenues have dropped from \$17 million to \$11 million, which affects the tax income.

Another resident asked to remind residents that parking cars in front of the mailbox is illegal, similar to parking in front of a fire hydrant.

Social Committee Report

Laura reported on the Picnic at the Pool Party held on Saturday 8/16. About 65 people attended. Thanks to Sandy and Butch Rhomberg for suggesting the fried chicken from Schnucks. It was a big hit!

The next event is our annual AutumnFest on Saturday 10/11, 4-8 pm. Postcard invitations have been mailed to everyone. Pappy's pulled pork, hot dogs and brats will be served. All residents are invited to attend. Please bring a dish to share. We'll have pig races this year!

Some residents are planning Maryland Heights Night-Out block parties on Tuesday, 10/7. It is not too late if you are interested in participating, contact Maryland Heights.

The Social committee is always looking for volunteers. Contact Laura if you are interested in helping.

Rule Change

The trustees approved a change to the General Rules and Regulations as follows (new wording underlined):

7. 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
- Copy of the lease
- Copy of the (city required) Maryland Heights Occupancy Permit
- List of the tenant names, ages and emergency contact information
- 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

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