



Autumn Lakes Gazette

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Landscaping committee: Jay Black, Andrea Crouch, Retta Morcom

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Vice President

Secretary

Trustee

Trustee

Gazette editor/Social committee chair

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Association Meeting—September 18, 2019

Introductions: Laura Farkas opened the meeting and introduced the Board members, Keith McCracken and Rob Adelson of AMC Management. Norm Rhea and Steve Borgmann, our Maryland Heights' city council representatives were also present.

Councilmen Report:

Norm Rhea gave a brief report of the community development in Maryland Heights. Here are just some of the new things happening:

- The new ice rink is open! The grand opening was September 7th. There is some work still to be done on the outside rink and a few tweaks yet to be completed inside, but the St Louis Blues are now practicing at the rink.

- The Flats at Dorsett Ridge is looking to build a multi-family 218 apartment building and parking garage at 12545 Dorsett Road. This location is the former Bally's Fitness Center.
- The fire department at Schuetz Road is making additions and upgrades to their fire department.
- Premier Athletic Group is developing plans for a new sports center at 13971 Riverport Dr. The city is waiting for a final site plan from them.
- New gas/food market (LP) should be opening on McKelvey in October.

Steve Borgmann added that Maryland Heights is looking at a few other developments:

- ◇ Aquaport is getting a face lift this year to be ready when it reopens in the summer of 2020.
- ◇ Maryland Heights is looking to renovate the old ball fields on Fee Fee Road with a goal to reopen for the fall of 2020.
- ◇ Maryland Heights is including funding for an engineer to study the Autumn Lakes storm water drainage issue from Fee Fee Creek and the highway in the 2020 budget plans. More details to come. This project happens in three phases, anticipating that each phase can take up to a year. The first phase is research, design and planning. The second phase is usually acquiring easements and permissions to access properties. Third phase is usually the actual construction.

Management Report by Keith McCracken:

Autumn Lakes Association as of 8/31/19 was \$27,151 over budget on income YTD and \$3,270 over budget on expenses YTD. Autumn Lakes Condominiums as of 8/31/19 was \$20,537 over budget in income YTD and \$34,496 over budget on expenses YTD.

Rob and Dave have been very busy addressing work requests, maintaining the pool, cleaning gutters, tending to the Lakes and cleaning up debris from storms. Squirrels, birds, and raccoons continue to be a problem in our attics, please do not feed the wildlife as it creates a nuisance situation.

We had a very good year at the pool this season. Our pool care was done in house for the first time by our maintenance crew. All county inspections passed with flying colors. Our crew is to be commended for a job well done!

The Fall shrub trimming was to be the last week of September and the first week of October, weather permitting. We have two fall leaf clean-ups that will be scheduled according to the weather and rate of leaf fall. The first one is scheduled for the week of October 28 and the second is set for the week of November 25 depending on the trees and weather. The 18 houses can place their leaves at the curb for pick-up during these clean-ups.

Three buildings were painted this year. The paint is holding up very well on the other buildings. However, Mark repaired siding and trim on other buildings as noted in our fall 2018 walk-through. Mark also power-washed siding and trim on several buildings as needed and power washed and sealed the fence at the RV lot.

Asphalt sealing of driveways, parking lots and the RV lot is complete for this year. Thirteen asphalt driveways were replaced and two were repaired. Concrete replacement has been completed, one driveway and seven sidewalks that were identified in our 2018 fall inspection were replaced.

Residents are encouraged to know where the water shut-offs are in their unit and that they function properly. In the event of a water emergency, knowing where and how to shut off the water flow quickly is very important and can save thousands of dollars in damage to your unit and the neighboring units. Every unit should have functional water shut-offs for the entire unit and for the toilets, sinks, water heaters, etc.

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

As a reminder, Autumn Lakes does have an RV Lot for residents. However, available spaces are very limited and must be reserved through AMC office. Please contact AMC if you are interested in reserving a space for a boat or RV.

Please call 314.291-1450 if you have a work request, question or concerns or email keith@amcassociation.com

Board Reports:

Fall Garage Sale – The Neighborhood-wide garage sale was held on Saturday September 28th from 8 am to 1 pm.

Broken Patios – Many of our back patios have begun showing major cracks or even needing total replacements. Patios are the responsibility of the homeowner. During the 2019 fall walk around, the Board will notify home owners if their patios need maintenance, and let the home owners know how they can participate in group pricing on patio concrete repairs. Of course, final pricing would depend upon the amount of work to be done at each unit, the total amount of work and the number of participants. If you have questions, please contact: Shah Smith by text to 314-960-6620 or email ShahSmithSTL@gmail.com.

Drainage Issue – There's a drainage issue behind the southwestern units of the neighborhood (12061-12075 Autumn Lakes Dr). The problem appears to be coming from highway drainage. The Board contacted our city councilmen who helped coordinate a meeting with MODOT and Maryland Heights to look at the issue. The Board is pleased with the movement by Maryland Heights to help resolve this issue.

Committee Reports:

Architectural Committee:

Dick explained that there have been several decks that have been approved and completed – they are looking good. These changes do require the Architectural Committee and AMC 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 also requires permits for safety and building integrity.

Dick has also helped a few residents in locating their water shut off valves. Check your valves periodically because some of the older valves will leak if they haven't been used in a long while. Some of these valves get calcium deposits that cause them to stick or break.

Don't be afraid to call members of the Architectural Committee, the Board or Maryland Heights with questions. They are here to help!

Landscaping Committee:

Jay Black reminded residents that if they see a tree problem near their unit to contact a member of the Landscaping Committee. Even if the tree is a Maryland Heights tree, please contact the Landscaping Committee and they'll contact the city about the issue.

Maryland Heights owns the trees between the sidewalk and the street. These are the trees that the city has decided to remove due to disease or condition. These trees include:

- Autumn Lakes Drive: 11932, 11986, 11992, 11996
- Autumn Lakes Court: 3002 (2 trees), 3004, 3006, 3014, 3018, 3022
- Autumn Trace Drive: 3164, 3181
- Autumn Shores Drive: 3020 (across from), 3030, 3030 (across from), 3035 (across from), 3058
- Additionally there are 3 trees to be removed on Autumn Shores Court

The city will replace the removed trees when it's appropriate to plant again.

Social Committee:

The Autumn Lakes Book Club has begun! Meetings will be the 2nd Thursday each month at 7 p.m. The October discussion will be on *Tapestry of Fortunes* by Elizabeth Beck on October 10th at Shah's home. The November meeting will discuss *Becoming* by Michelle Obama. If you're interested in joining the Book Club, please contact Shah.

Activity Groups in Autumn Lakes

- ☑ **AL Directory**—help get one started and/or be included. **LEAD: Christine Melton**
- ☑ **Book Club - LEAD: Shah Smith 314-960-6620 ; 2nd Thursday each month at 7 pm.**
- ☑ **Games - LEAD: Ronni Orłowski 970-980-9080**
- ☑ **Movies—LEAD: Ronni Orłowski 970-980-9080**
- ☑ **Dinner Out—LEAD: Marleen Padberg 314-323-1446**
- ☑ **Local Day Trips—LEAD: Marleen Padberg 314-323-1446**
- ☑ **The Arts - LEAD: Barb Stears 314-874-2216**
- ☑ **Small Group interests** (Cooking classes, Yoga by the Pool, Quilting/Crafts) - looking for LEADS



CHRISTMAS CAROLING IN AUTUMN LAKES

Anyone who participated last year will tell you it was a snowball of fun!

If you like singing Christmas carols like *JingleBells*, *We Wish You a Merry Christmas* and more, then join your Autumn Lakes' neighbors on an evening in December (date has not yet been chosen).

We will sing and have a good time caroling in our own neighborhood. A collection for the St Louis Christmas Carol Association will be taken that evening. And, Santa Claus is coming along, too!

There will be a "post-caroling party" at the clubhouse.

More information will be in the November newsletter.

Open Discussion:

Q: During the board walk-throughs, are the trustees only looking at patios or will they be looking at decks as well for group repair pricings?

A: While all parts of the exterior of the condo are looked at, the board will be looking only at concrete patios for the group repair pricing (Resident's responsibility). Residents will be informed of any readily apparent issues with decks, but while these too are the owners responsibility to make necessary repairs they should be evaluated by the homeowner or their contractor. The painter does look at these the year the building is painted, but call Dick Ornborg if you would like him to take a quick preliminary look.

Q: What's the status of the fountain?

A: The fountain that was on the lower lake is broken beyond repair. The Board is looking for a replacement to be installed next Spring for lake season. All of the fountains/bubblers are subject to outages after storms.

Q: Does each unit have an outdoor hose bib? Or must residents share?

A: Some units have a their own hose bibs for which they are responsible for any maintenance. Other units share outside hose bibs between units. The Association takes care of those. All water is paid by the HOA.

Speaking of TRASH.....

- 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 TRASH 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.

“LIGHT UP AUTUMN LAKES” OUTDOOR DECORATION CONTEST

**Sponsored by your AL Social Committee
and Board of Trustees**

**More information will be in the November news-
letter, but this will give you time to prepare your
extraordinary decorations!**

**This year prizes will be awarded for
Front AND Back decorations!**

**Judging will take place in December—date to be
announced in November.**

**The next Autumn Lakes Association meeting will be held on 11/20/2019 at 7 pm.
Autumn Lakes RESIDENTS are encouraged to attend.**