



AUTUMN LAKES GAZETTE

THE OFFICIAL NEWSLETTER OF AUTUMN LAKES ASSOCIATION



SNOW REMOVAL REMINDERS

When a snow or ice event is forecast, your HOA board is in constant contact with one another, deciding when to have snow removed or surfaces treated; the decision is based upon the amount of snow, whether there is ice, and temperatures. Our snow removal company serves many properties and even if asked to come out, they may have other properties to serve before they can get to us.

See page 3 for tips on how to respond to snow and ice in the forecast!



YOU'RE INVITED

The board of directors of Autumn Lakes Association and Autumn Lakes Condominium Association meet monthly to make decisions and accomplish tasks. In the spirit of transparency, these meetings will be open to all members of the association; however, they are **not** public forum meetings and no owner questions or comments will be taken. Additionally, there will be a closed session for topics of a personal nature, which is only for the board members.

The first open meeting will take place February 9 at 5:30 pm in the clubhouse.

STAY CONNECTED TO YOUR COMMUNITY!

There are several places you might find information on what is going on in your community:

- CPM Gateway (portal) and email blasts from CPM: These are the official notices from your HOA board and management company. You can find the governing documents, monthly financial reports, meeting minutes, and other important information on the portal at any time. If you have any difficulty accessing the portal, please reach out to CPM at 636-227-8688 and they can help you!
- Autumn Lakes Gazette and autumnlakesstl.com: You can find current HOA happenings in these locations. These are maintained by members of the board and include information from the various committees.
- Facebook group: The Autumn Lakes Subdivision Facebook group is not an official channel for communications from the HOA or committees, though information may sometimes be shared there. The group is a place where neighbors can share ideas, activities, interests, and local events.

AMENITIES AREA

ALA BUDGET NEWS

The ALA dues will increase by \$2 per month for 2026. Budget changes of note:

- Utilities increased overall because of increased utility rates
- Our lawn care contract increased by \$7000 for next year.
- The Maintenance Supplies line item was included in the Work Orders line item.
- A Cleaning Service line item was added for the clubhouse
- A Snow Removal line item was added due to the separation of ALA and ALC's snow removal.
- \$20,000 from the reserves is earmarked to replace the flooring in the clubhouse and to pay for security camera service.

Don't forget to change your auto-pay set-up to reflect the new assessment fees!



AUTUMN LAKES PRESENTS

HOLIDAY LIGHT CONTEST

DEADLINE BY

20TH DEC

HOUSE 1ST \$10 PANERA CARD
CONDO 1ST & 2ND \$10 PANERA CARD
DECK \$10 PANERA CARD

JUDGING WILL OCCUR THE WEEK OF DEC 20TH. BE SURE YOUR LIGHTS ARE ON THAT WEEK.

To register your deck for judging, email your address to autumnlakesboard@gmail.com



LANDSCAPE COMMITTEE UPDATE

A group of residents met with representatives from the Missouri Department of Conservation to learn more about native plantings to curb erosion around our community. They had suggestions for specific species to plant and how to prepare for planting. Going from our current lawn to native plants is a multiyear process. The Landscape Committee will continue working on this project by making contacts, researching costs, and developing recommendations to the board for budget purposes.

CLEVER WINTER HOME HACKS!

To help prevent burst pipes: disconnect your garden hoses, and shut off the water to the outdoor spigot from inside your unit. If you have a sink on an outside wall, allow it to drip slightly and leave the cabinet doors open during especially cold weather.

To help prevent water leaks and damage from outside: Open your windows and clear the 'weep' holes in the tracks to ensure rain/water can drain from the window frame. Also, check the caulking around your windows and doors. If the caulking is cracked, re-caulk seams to ensure water stays out of your home.



HAPPY HOLIDAYS!

A big thank you to the Social Committee for decorating the tree and the clubhouse for the holidays! Thanks for making our community more festive!

The Autumn Lakes Holiday Lighting Contest starts December 20! There are prizes for the best-decorated house, condo, and deck! Please see the flyer on page 2 for more information.

TIPS TO HANDLE SNOW REMOVAL

- When snow or ice is forecast, please park in your garage or driveway so that Maryland Heights can clear the streets.
- After Maryland Heights clears the streets, move cars from the driveway to the street so that the snow removal crew can clear the driveways and sidewalks. The crew will not return to clear a driveway that had a car in it when they arrived to clear it.
- Each snowfall the snow crews vary where they start plowing to treat everyone fairly. There is no way to know when your driveway will be plowed; neither the board nor the management company have that information.
- If there is a problem with snow removal, contact Madonna Esposito (314) 558-1191 and not the management company.



CONDO CORNER

ALC BUDGET UPDATES

2025 was a year with significant budget overages, which is leading to the need for a budget increase of about 35% for 2026. Costs are rising significantly for many line items, and unexpected costs led to spending more of the reserve funds than was planned in 2025. The increased budget allows our community to not only pay the bills, but continue to make improvements.

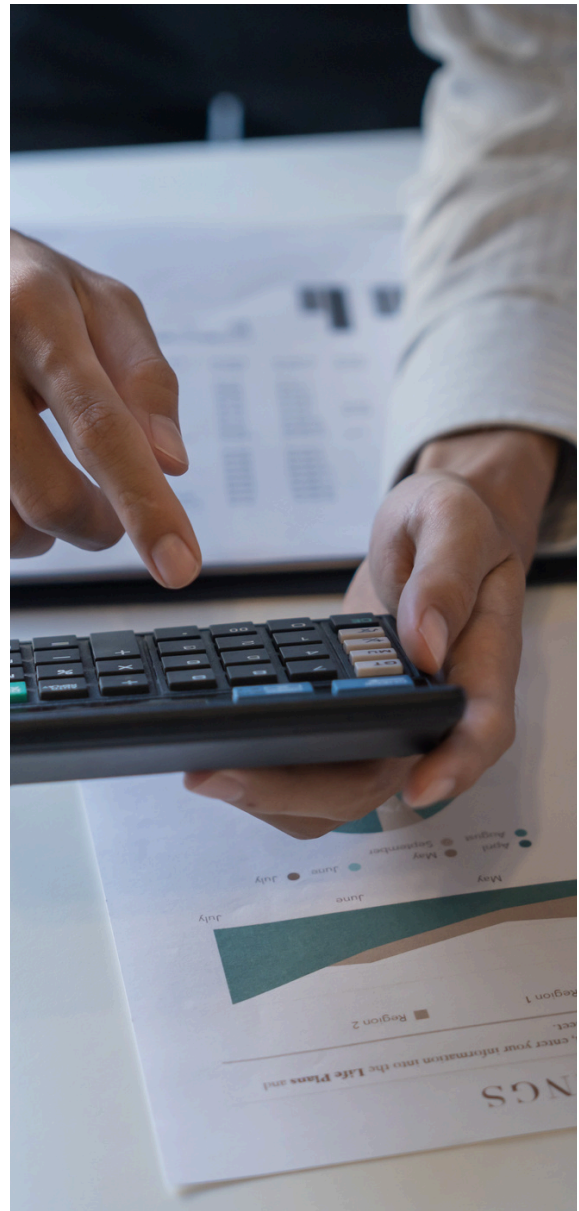
Budget changes of note:

- CPM's management fee increase of \$2,940 for 2026.
- Increase in utilities based on this year's actual charges. Most of the increase is due to \$10,000 water cost increase and \$5,000 increase for trash disposal for construction waste and yard waste.
- \$40,000 increase in building and concrete repairs
- Large increase in grounds maintenance due to a new 3-year lawn care contract increase of \$10,000 and excessive snow removal overages in 2025 indicated the need to increase the budget by \$52,400.
- Miscellaneous grounds repairs (pavement damage, drainage issues) increased \$7,000
- \$77,000 increase in insurance premiums due to rising costs in premiums throughout the state and the now-dismissed lawsuit against the association.
- Reserve expenses of \$450K are planned for exterior painting, structural repairs, asphalt driveways and roof replacements. Since over \$350,000 was spent from reserves in 2025, we need to replace those dollars to accomplish the 2026 planned work.

CLEANING SERVICES NEEDED

We are in need of a licensed and insured cleaning company for the clubhouse. If you know of one, please contact the board at autumnlakesboard@gmail.com

Willing to help deep-clean the clubhouse kitchen, especially the appliances? Please email autumnlakesboard@gmail.com to help your community!



CONTACT US!

autumnlakesboard@gmail.com
autumnlakesstl.com