



AUTUMN LAKES GAZETTE

THE OFFICIAL NEWSLETTER OF AUTUMN LAKES ASSOCIATION



YOUR VOTE NEEDED!

The next HOA Meeting and Board Elections will be held on Wednesday, May 20th at 7 pm in the clubhouse. All owners are encouraged to participate.

If you are unable to attend, **it is vital that you turn in a ballot ahead of time** to avoid the time and expense of a second election.

See the Elections article on page 4 for important information about this year's vote.

CONTACT US!
autumnlakesboard@gmail.com
autumnlakesstl.com

POOL OPENS MAY 23

The pool will open for the season on Saturday, May 23rd at 9:00 AM! Before you grab your towel and head to the pool, please make sure your pool cards are activated. Here's what you need to know:

- Every owner must submit an Amenities Form each year. This form identifies the pool card numbers and tennis keys assigned to your unit. Additionally, because 2026 is an even year, an updated Owner Information Form is also required. Both forms can be found in the CPM portal under Documents > Forms.
- If you need a new pool card, submit both forms and pay the \$10 per card fee through the CPM portal. Don't wait – get your forms submitted so you're ready for opening day!



THE CPM GATEWAY: YOUR PORTAL TO COMMUNITY INFORMATION

The CPM Gateway (portal) is more than just a place to pay your monthly dues! You can find the governing documents, monthly financial reports, meeting minutes, and other important information on the portal at any time. Most of this information is under "Documents" once you log into the portal. If you have any difficulty accessing the portal, please reach out to CPM at 636-227-8688 and they can help you!

UPCOMING EVENTS

FROM YOUR SOCIAL COMMITTEE

- Cinco de Mayo...on 1 de Mayo! Join us at the clubhouse for snacks and beverages on Friday, May 1 from 4-7 pm.
- Save the date! The annual Pool Party will be July 26 this year.
- Flamingo Fridays are back! Unwind after the week and catch up with friends and neighbors on Fridays from June through September. The flamingos will tell you where the party is...just bring a chair and your own food/beverage! Interested in hosting? Contact Jill Miesen at jtmiesen@gmail.com soon...dates are filling up fast!
- Interested in planning social events for your neighbors? The Social Committee would love you to join them! Contact Jill Miesen at jtmiesen@gmail.com for more information.



A NOTE ON ASSOCIATION LEGAL FEES

There has been some misinformation circulating regarding Association finances. We want to be straightforward with all owners: **the Association is not paying for any legal fees on behalf of any individual owner.** Association legal expenses are limited to matters directly involving the Association itself. More detail on legal costs incurred in 2025 and to date in 2026 will be shared at the May 20th HOA meeting.



SUBDIVISION GARAGE SALE – MAY 16

Mark your calendars! The Autumn Lakes Subdivision Garage Sale is scheduled for Saturday, May 16th, starting at 8:00 AM. The Association will promote the sale on NextDoor and Facebook Marketplace, and signs will be placed at the Autumn Lakes entrance. Start gathering those items and get ready for a great sale day! Owners can have a garage sale at any time.

VOLUNTEER SPOTLIGHT

You probably see Rob Bergtholdt out and about in his utility vehicle, cutting branches and hauling away debris. What you may not know is that Rob is a volunteer! He has given countless hours to our subdivision, clearing out honeysuckle, dead branches, suffocating vines, and poison ivy from the creek area and the dam between the two upper lakes. We can now enjoy those areas again thanks to Rob. Rob graduated from Mizzou with a degree in forestry and worked for the Missouri State Forestry Service in Mark Twain National Forest, so he has the knowledge to help us maintain our beautiful common grounds. Thanks for all you do, Rob!



CONDO CORNER

This year, mulching will be limited to the clubhouse, entrance, and lakeside areas. Mulch will not be placed around the condo buildings in 2026.

Over \$400,000 of your dues have been contracted for building improvements in 2026. See page 5 for the list of buildings to be painted, and driveways, walkways, and roofs to be replaced/repared.

BE A GOOD NEIGHBOR

- Please pick up after your pets. Dog waste on sidewalks and common areas is a problem for all of us, and it is every owner's and resident's responsibility to clean up – regardless of the season. Yes, that includes during and after snowfall. Please be a good neighbor and come prepared with bags on every walk. Thank you.
- Drive carefully! Our neighborhood streets are narrow, and parked cars often create blind spots that make it difficult to see oncoming traffic, pedestrians, and cyclists. Please remember that the posted speed limit is 25 mph, and that when a vehicle is parked on your side of the road, you are required to yield to oncoming traffic. Slowing down and proceeding with caution helps keep everyone safe—especially children, walkers, and neighbors pulling in or out of driveways. A bit more patience can prevent accidents and keep our community a safe place for all.



BOARD ELECTIONS

YOUR VOTE MATTERS!

This year, two terms are ending for Board positions: one for Autumn Lakes Houses (ALH) and one for Autumn Lakes Condominiums (ALC), and each will hold an election for a 3-year term.

- **ALC:** Madonna Esposito's term is ending. Candidate forms and ALC Board of Managers Expectations are available on the CPM portal.
- **ALH:** Lauren Bergtholdt's term is ending. Candidate forms and AL Board of Trustees Expectations are available on the CPM portal.
- Owners are encouraged to review the expectations and consider running – serving on the Board is a meaningful way to help maintain and improve our community. **Candidate forms must be submitted to CPM by Wednesday, April 15 at 5:00 PM.**
- A Note on Last Year's Election: Last year, we did not receive enough returned ballots to meet our required quorum. As a result, we had to conduct the vote a second time. Consequently the community incurred additional expenses to meet the requirements as set forth in our governing documents.
- **Every owner needs to return their ballot.** This year, condo owners will vote for 1 candidate and house owners will vote for 1 candidate. (Please note this is a change – condo owners will not be voting for 2 candidates as in prior years.)
- Watch for your ballot in the mail and please return it promptly!

**NEXT BOARD MEETING:
MARCH 16, 6:00 PM**

WELCOME ANTHONY!

You'll see Anthony around the subdivision several times a week, maintaining our buildings and keeping everything in tip-top shape; he has worked for CPM for a while and was already working with our previous maintenance person, Adam, for several months catching up on work orders. Adam has taken a job closer to his home. Thanks, Anthony, for your work here at Autumn Lakes!



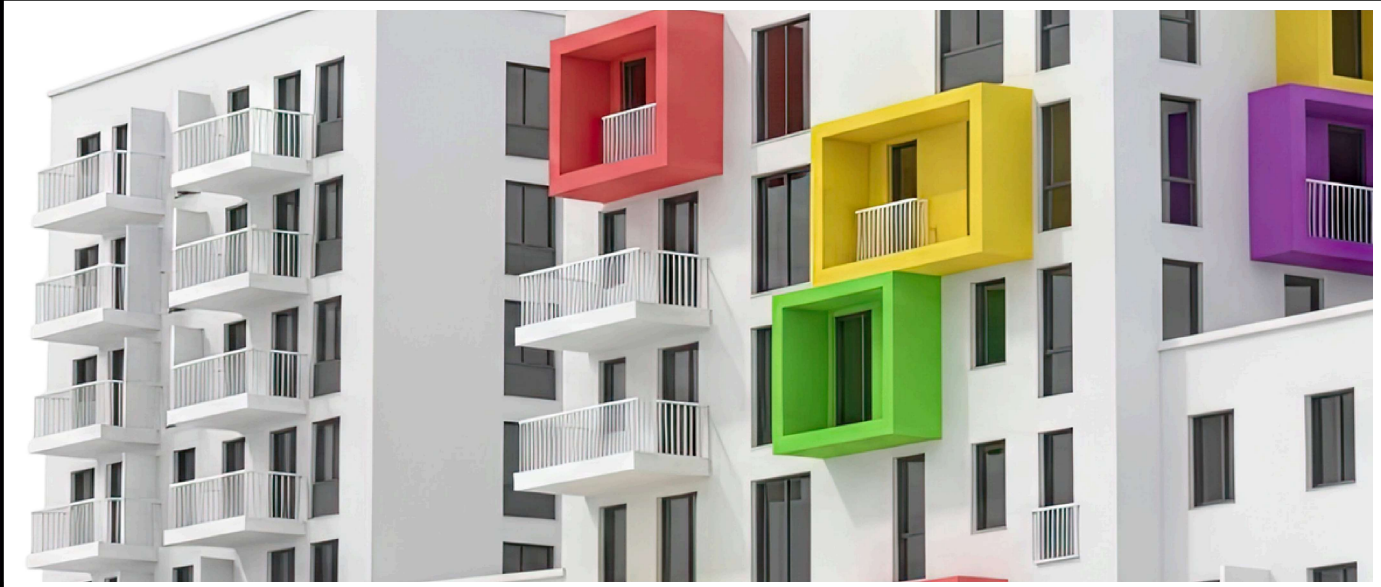
PERMITS, ARC FORMS, AND LANDSCAPE REQUESTS

Planning a renovation or repair project this spring? Before you get started, make sure you have the approvals you need.

- **Permits:** Check the Maryland Heights website to determine whether your project requires a permit. For guidance on permit requirements, next steps, and contact information, visit marylandheights.com > Departments > Community Development > Building & Codes > Residential Mechanical, Electrical and Plumbing
- **Association Approvals:** Many exterior changes to condos also require an ARC form or a Landscape Request submitted to the Association before work begins. When in doubt, check before you start – it's much easier to get approval up front than to address issues after the fact.

What's That?

HAVE YOU WONDERED WHAT IS BEING BUILT BEHIND SERRA'S? IT IS A SENIOR LIVING APARTMENT COMPLEX FOR 50+ RESIDENTS. NO CHILDREN. IT IS INCOME BASED BUT NOT SKILLED NURSING AND NOT SUBSIDIZED.



Stay In The Know

Did you know you can sign up for text alerts from companies like Spire, Ameren, republic, and Missouri american water? You do not need an account number for the water company either. Just call and ask to receive alerts. You can also receive alerts from Maryland heights. you can sign up at MARYLANDHEIGHTS.COM/ALERTS



Got Junk?

Maryland Heights Bulk Waste Pickup is scheduled for Saturday, April 11, 2026 between 8:00 am to 12 Noon. Dumpsters located in the Aquaport parking lot. Once the dumpsters are full, no additional items will be accepted. No registration is required.

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BUILDINGS TO BE PAINTED

BLDG 14-12061-12075 ALD
BLDG 16-12031-12043 ALD
BLDG 49-3063-3075 ASD

DRIVEWAYS TO BE REPLACED

12121 ALD
12107 & 12109 ALD
12105 ALD
3190, 3192, 3194, 3196, & 3198 ATD

ROOFS TO BE REPLACED

BLDG 2-3010-3020 ASD
BLDG 37-11942-11950 ALD
BLDG 27-3100-3110 ATD
BLDG 17-12020-12034 ALD

WALKWAYS TO BE REPAIRED/RELALED

3158 ATD
3148 ATD
3010 ALC
12126-12128 ALD
12110 ALD
3124 ATD
3144 ASD