



Autumn Lakes Gazette

Established 9/85

XLI No. 7

January 2025

Autumn Lakes Association (ALA) Board of Directors

Madonna Esposito (ALC) 314-358-1191 *President*
Jim Schmid (ALH) 314-322-7389 *Vice President*
Retta Morcom (ALC) 314-479-7447 *Secretary*
Laura Farkas (ALC) 314-770-9442 *Treasurer*
Lauren Bergtholdt (ALH) 314-651-1773 *Director*

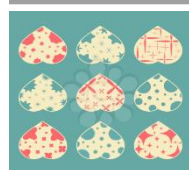
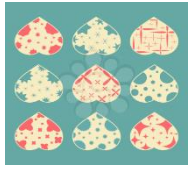
Community Property Mgmt
242 Old Sulphur Spring Rd
Manchester, MO 63021
Customer Service: (636) 227-8688
Business Hours: 8:00 am-4:30 pm

Committees

Madonna Esposito 314-358-1191 *Amenities*
TBD ----- *Social Activities*
Laura Farkas 314-770-9442 *Landscaping/Gazette*
Retta Morcom 314-479-7447 *Architecture*

AL Website: AutumnLakesSTL.com

CPM Portal: www.cpmgateway.com



New Look to the Gazette.... We are trying a new approach to Gazette which will hopefully provide community information and reminders in a more newsletter format. The **official** board meeting minutes will be posted on the CPM portal. Use the Documents option, then find Meetings – Minutes and Other Information. Contact Laura Farkas with suggestions!!!

COMMUNITY INFORMATION/NEWS

- ❖ There has been a change in approach to the Clubhouse Ramp and Renovations project. Due to the work being considered, Maryland Heights has indicated the ramp project should coincide with renovating the downstairs restrooms for accessibility and construction of an accessible upstairs restroom. This approach will simplify and shorten the permit process and reduce the cost of permits. We have a few bids for the ramp and need to obtain a general contractor to bid on the restrooms.
- ❖ Anyone know of a cleaning company who might be interested in providing a bid to clean the clubhouse on a regular basis? CPM has not been able to find anyone interested. If you know anyone, let CPM know the information and they will reach out to them.
- ❖ Board updates:
 - Pro Pool will be handling the work needed to meet St. Louis County code for 2025 and will be done when the pool is opened.
 - The motion to proceed with the recommendations from the Color Refresh project was approved on January 29th. The final motion is included in this newsletter.
 - Still waiting on bids to start the painting for the buildings planned for 2025.
 - Kendal McKay has offered to be a clubhouse monitor with Deborah Harvey. They will do walk-throughs with the renters before and after the rental.
 - Unfortunately, we were unable to get 10 owners (required for group discount) to respond while trying to set a date for the dryer vent cleaning. This will have to wait until later in the year when we can try again if someone is willing to coordinate with interested owners. Thanks to Barbara Robinson for her efforts in coordinating this service.
 - The digging and downed street light on Autumn Shores Dr are related to work being done on the streetlights. Ameren is responsible for repairs to the street lights.

What's Happening in Maryland Heights from Norm Rhea:

- Maryland Heights chose Keeley Construction for the Autumn Lakes project for the drainage work near Interstate 270. MSD is in the process of choosing their contractor. Keeley has also submitted a bid for the MSD portion of the project and it's hoped they will get the contract as communications will be easier.

COMMUNITY REMINDERS

- **Winter preparations:** Homeowners are reminded to disconnect your water hoses and shut off the water to the spigot inside your unit. When temperatures drop, open the cabinet doors and put the faucet on a slow drip for any sinks on an outside wall (kitchen and/or bathroom). This will prevent the pipes from freezing and bursting.
- **Snow removal:** Residents are reminded that **the snow removal policy kicks in when there is freezing rain/sleet or once the snow has stopped with 3+ inches accumulation (as defined by the airport).**
 - When a snowstorm is expected, residents are encouraged to park in their garages if possible, or to use their driveways even if cars slightly overhang the sidewalk, so that as few cars as possible are on the streets. This allows Maryland Heights to more completely clear the streets as they make several passes, even during the storm. They are required to leave snow in front of, behind and next to any street parked car. This can create a narrow lane and result in hazards for emergency vehicles trying to get through.
 - Following the MH street snow removal, residents are asked to move any driveway vehicles into the street if possible. To avoid vehicle damage, the snow removal company will not remove snow behind or in front of cars parked in driveways. A one-foot width of snow is left in front of garage doors to avoid damaging them. You should be able to move your car through this small amount of snow. This is removed when they clean the walkways and porches with blowers or hand shoveling. Usually, the walkways and porches are done last. The porch may not be cleared completely, but there should be enough clear space to enter and exit your unit.
 - Driveways deemed too steep to wait for snow removal are treated with salt ahead of time. Each snowfall the snow crews vary where they start plowing to treat everyone fairly. Do be aware that the crews do not return to a driveway that missed out on the initial plowing because a car was left in the driveway. **Do not contact the management company if you think your driveway was missed or incompletely done. Madonna Esposito (314-358-1191) will be the liaison with the snow removal company to report problems. Please do not call to find out when your driveway will be done.**
 - Keep in mind that snow removal is hard work. It's always nice for crews to receive a word of thanks, a bottle of water or perhaps even a hot drink.
- **Pet owners:** PLEASE be responsible for your pets and clean up after them. If other owners see someone not picking up after their pets they should contact the board. *It is a Maryland Heights ordinance that owners must clean up after their pets.* Also, please keep your pets away from the 'personal space' of the units. Dogs should not be relieving themselves on or near the walkways, landscaping, or driveways.
- **Special Assessments:** There have been several inquiries on this topic and to clarify to all residents/owners. As has been stated previously, there are **no plans for a special assessment.** As per the ALA governing documents, special assessments can only be for ALA. If at any time the board deems that a special assessment may be required, there will be discussion with the owners about the purpose and cost and the owners will have to vote to approve the assessment.
- **Reminder:** the Board requests that residents do not stop and talk with the maintenance men or with other vendors while they are on-site working. The maintenance people receive their work assignments from CPM and need to justify their time at Autumn Lakes. If you have questions, send an email to customerservice@cpmgateway.com or you can send comments to AutumnLakesBoard@gmail.com. **Do not** send emails to the property manager. We pay for all the time the maintenance men are on-site and the hours the property manager spends reading emails. CPM Customer Service can respond to most of the questions you might have. Also, residents **should not** contact our attorneys, insurance representatives or other vendors directly. They work for the Association and the Board and take their direction from the Board.
- If you are planning any renovations or repairs to your unit, make sure you check the Maryland Heights' website for information on any required permits that may be needed for your project. You can go to: marylandheights.com>Departments>Community Development>Building & Codes>Residential Mechanical, Electrical and

[Plumbing](#) – on that page is information for whether you need a permit, what to submit, how to submit, what the next steps are, and the phone number for more information.

- St. Louis County has approved the Property Tax Freeze for Seniors. Get info from the county website: <https://stlouiscountymo.gov/st-louis-county-departments/revenue/senior-property-tax-freeze-application/> Seniors have until June 30, 2025 to submit their application which will first apply for tax year 2025.
- **ALERT:** There have been a lot of scams on real property throughout the country. Scammers are sending paperwork to the Recorder of Deeds and changing the ownership of various properties. This will give them access to borrow money against the property. You may want to check St. Louis County real estate information regularly to make sure it is your name recorded on ownership and legal information. To do this follow the instructions below:
 - Go to stlouiscountymo.gov
 - Click on Services
 - Click on Real Estate Information
 - Click Property Address
 - Enter street number – then enter street name
 - Click Search

Your name should appear as Owner Name. To look further click on the Locator #.

Board Approved Motion for Selected Color Refresh Recommendations

Retta Morcom made a motion to approve the new paint colors for the condos.

Laura Farkas seconded the motion.

All in favor, the motion passed.

This motion is to approve the new colors for some of the condos and the clubhouse. The vinyl (white, cream, tan) buildings will not be changed except to paint the trim with the new Chantilly Lace color. The condo buildings will be painted per the painting schedule determined by the board based on need and budget.

The paint should be mid-range of the best quality paint offered by Benjamin Moore or a comparable vendor.

The new condo paint colors will be:

- All trim for every building will be Chantilly Lace (white).
- All garage doors for every building will be Chantilly Lace (white).
- All wood railings on decks will be Chantilly Lace (white) and painted only when the buildings are painted. It will be the owner's responsibility to maintain the deck railings.
- The shutters on the buildings will be Wrought Iron (charcoal).
- Knitting Needles* (blue white grey) color chosen to replace the majority of light-painted (white, cream) buildings.
- Greystone (medium grey) to replace some cream and the khaki buildings.
- Autumn Lakes Blue (a custom color based on Andes Summit, dark blue) will replace the Wedgwood blue buildings.

Club House paint colors will be:

- Wrought Iron for the trim, windows, gutters and downspouts.
- The building will be Knitting Needles* (blue white grey color).
- Doors will be Autumn Lakes Blue (a custom color based on Andes Summit, dark blue).

The owners will be able to select their front entrance door color from the approved list of colors available on the Autumn Lakes website and the CPM portal. Sidelights on the side of front door can be white or the door color.

The recommended replacement plan that is part of the Color Refresh presentation will be followed, but the board has the final approval on the color a building will be painted.

This approval does not include changes in the mailbox post colors, changes to the roofs, changes to colors for vinyl, or any other recommendations in the Color Refresh presentation not listed here.

The motion was Approved on 01/29/2025.

* Knitting Needles is a Sherwin Williams color, other colors named are Benjamin Moore colors.

UPCOMING EVENTS



The next Association meeting will be on Wednesday, March 19, 2025, at 7:00 pm in the Clubhouse and on ZOOM. Check the Autumn Lakes website for the ZOOM link.

