



Autumn Lakes Gazette

Established 9/85

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July 2025

Autumn Lakes Association (ALA) Board of Directors

Madonna Esposito (ALC) 314-358-1191 *President*
Lauren Bergtholdt (ALH) 314-651-1773 *Vice-President*
Retta Morcom (ALC) 314-479-7447 *Secretary*
Laura Farkas (ALC) 314-770-9442 *Treasurer*
Kelly Gilbert (ALH) 314-583-2765 *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*
Jillian Miesen 314-974-4465 *Social Activities*
Laura Farkas 314-770-9442 *Landscaping/Gazette*
Retta Morcom 314-479-7447 *Architecture*

AL Website: AutumnLakesSTL.com

CPM Portal: www.cpmgateway.com



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 for the gazette!!!

COMMUNITY INFORMATION/NEWS

- ❖ Michelle (Kelly) Gilbert has joined AL Board. She will complete Jim Schmid's vacated term. Kelly introduced herself and shared her background and experience. Kelly brings a lot of experience working with HOAs and will be a big asset to the board. Lauren Bergtholdt will replace Jim Schmid as ALA Vice President.
- ❖ May 2025 Election update: Since not enough ballots were turned in on the night of the May 21st meeting, we had to redo the election. According to the governing documents we are required to have a quorum of voters (majority of owners = 148 votes) to have a valid election. We will always have 1 ALC position to elect each year and sometimes only 1 person running for election. We need all the owners to participate in the election each year and turn in their ballots to keep costs down. It costs approximately \$500 for supplies, printing and stamps to hold each election.

Going forward, the ALA and ALC HOA meetings will be held 4 times per year in February, May, August and November on the third Wednesday. The next meeting will be November 19, 2025. The governing documents indicate only 1 meeting per year is required. The gazette will be sent out 4 times per year, after each HOA meeting.

- ❖ There has been progress on repairs on the buildings selected for painting and roof replacement on several buildings. The buildings selected for painting are among those painted longest ago and with the recommendations of the painting companies.

CPM will be working on repairs to these 3 buildings to get them ready for painting next year.

- ⇒ Bldg. 49 3063-3075 ASD
- ⇒ Bldg. 14 12061-12075 ALD
- ⇒ Bldg. 16 12031-12043 ALD

NOTE: CPM will continue to work on other building repair work orders as they are generated.

The following buildings are in the process of getting new roofs installed by Peak Performance Roofing. These buildings were chosen because building 13 was not re-roofed in 2012-2013 when all other buildings were re-roofed after the tornado and wind event and the other buildings were recommended by the roofing company.

Affected owners have been contacted.

- ⇒ Bldg. 13 12066-12076 ALD
- ⇒ Bldg. 36A 3051-3059 ASD
- ⇒ Bldg. 35 11966-11974 ALD

As part of the roofing work owners with skylights were contacted to see if they wanted to replace their skylights at their expense when the roof is done.

- ❖ Prioritization and bidding for the asphalt driveways is in process. The Board has received the scorecard for the asphalt driveways from Topps Paving. The board members reviewed the ratings and selected a group of driveways for Topps to prioritize and provide bids.
- ❖ To provide improved security around the entrance, clubhouse and pool area, new and improved security cameras will be installed. The cameras will also monitor both the upper and lower parking lots.
 - ⇒ The board entered into a 2-year contract with Flock for 2 LPR (License Plate Reader) cameras to be installed at the entrance and exit of the community for \$9,650. Maryland Heights Police Department has access to these cameras from their location.
 - ⇒ The board approved new security cameras with Multi Link (\$5,440) to be installed outside the clubhouse for the pool area and will include both upper and lower parking lots.
 - ⇒ The cameras inside the clubhouse will stay as they are.

The Association is not responsible for repairing damage inside the condos. According to the governing documents, the Association is only responsible for exterior repairs. Previous boards have made repairs due to leaks inside the unit, but there are no funds for such repairs. Each unit's owners are responsible for interior repairs and insurance to cover interior damage.

- ⇒ If you have not turned in a work order for a water leak yet, you should do that. Once CPM has repaired the roof leak then you will need to get someone to repair any inside damage. Any residents needing assistance with repairs inside their unit can request a bid from CPM or appropriate vendor to do the work at their expense. The Association will not be doing repairs inside the unit.
- ⇒ The Association will complete paint repairs from roof leaks for work orders submitted prior to May 19, 2025, when the decision was made.

- ❖ Several owners have commented on the number of sales in Autumn Lakes. There have been 34 sales in 2024 and 2025. Historically speaking, 34 sales in 18 months is not a high number, as it is not unusual to have 20-30 sales per year. While we are always sad to see neighbors move away, they have good reasons for leaving us, such as moving to assisted living facilities or job transfers that take them out of the area. Let's welcome our new neighbors as they have a lot to offer our community. The average owner age is a little younger than it was 5 years ago.
- ❖ A hearing has been scheduled for August 11 in the pending lawsuit against the Association. The complaints were updated and refiled at the end of June. Our attorney once again requested a dismissal with prejudice. You can follow the lawsuit on Case.net on the Missouri Courts website <https://www.courts.mo.gov>. Case #25SL-CC02013.

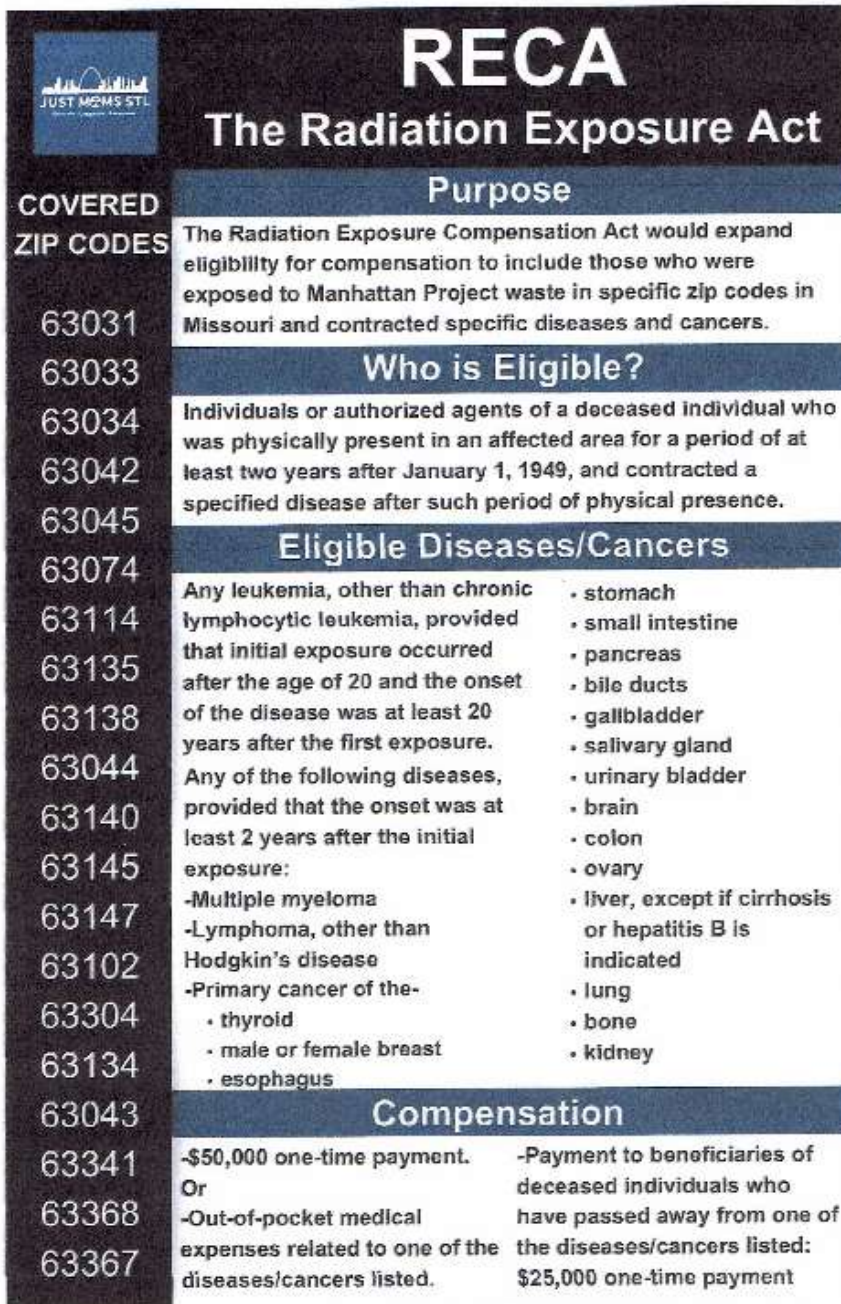
From Connie Steinmetz, State of Missouri Representative,

Connie was unable to attend the meeting but wanted to share information on the Radiation Compensation Exposure Act (RECA). Madonna gave an overview of the purpose and some of the conditions of the act. Applications won't be available until September or October 2025. Connie indicated to "Beware of Scammers". You should not pay for someone to help you file, applying for RECA is free. If you want to know more reach out to Connie at 573-751-0100 or connie.steinmetz@house.mo.gov

The following is the flyer with additional details on RECA.

7/16/25, 4:16 PM

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JUST MISSOURI

RECA

The Radiation Exposure Act

COVERED ZIP CODES 63031 63033 63034 63042 63045 63074 63114 63135 63138 63044 63140 63145 63147 63102 63304 63134 63043 63341 63368 63367	Purpose The Radiation Exposure Compensation Act would expand eligibility for compensation to include those who were exposed to Manhattan Project waste in specific zip codes in Missouri and contracted specific diseases and cancers.
	Who is Eligible? Individuals or authorized agents of a deceased individual who was physically present in an affected area for a period of at least two years after January 1, 1949, and contracted a specified disease after such period of physical presence.
	Eligible Diseases/Cancers
	Any leukemia, other than chronic lymphocytic leukemia, provided that initial exposure occurred after the age of 20 and the onset of the disease was at least 20 years after the first exposure.
	Any of the following diseases, provided that the onset was at least 2 years after the initial exposure:
	<ul style="list-style-type: none"> -Multiple myeloma -Lymphoma, other than Hodgkin's disease -Primary cancer of the- <ul style="list-style-type: none"> • thyroid • male or female breast • esophagus
	<ul style="list-style-type: none"> • stomach • small intestine • pancreas • bile ducts • gallbladder • salivary gland • urinary bladder • brain • colon • ovary • liver, except if cirrhosis or hepatitis B is indicated • lung • bone • kidney
	Compensation
	-\$50,000 one-time payment. Or -Out-of-pocket medical expenses related to one of the diseases/cancers listed.
	-Payment to beneficiaries of deceased individuals who have passed away from one of the diseases/cancers listed: \$25,000 one-time payment



COMMUNITY REMINDERS

→ **POOL reminders.** When using the pool please ensure that you and your guests follow the rules.

The rules can be found on the CPM portal and the Autumn Lakes website. Some of the rules discussed:

- Must have a pool card to access the pool area. If unsure, stop by the pool to test your card and if it doesn't work reach out to the board for assistance.
- Do not allow access to people whose card is not working. Cards are turned off for various reasons.
- Do not prop the gate open,
- Children must be accompanied by an adult if under the age of 18.
- Guests at the pool must be accompanied by an owner/resident.

→ Yard waste, trash totes and recycle totes are to be put at the curb after 6pm the night before the scheduled pickup. The totes are to be returned to your garage the same evening after the pickup. This is covered by Maryland Heights Ordinance, *MH Ordinance 2003—2390 11/20/03 and 2009-3327 12/17/09.*

→ 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](http://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.

NOTE: Autumn Lakes residents DO NOT need to provide a plot plan to apply for a Maryland Heights Permit.

→ **Pet owners:** PLEASE be responsible for your pets and clean up after them. If you see someone not picking up after their pets and know who it is contact Maryland Heights. ***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 condo entrances, landscaping, or driveways. Dogs should be kept close to the city sidewalks to relieve themselves.

→ When submitting an Architectural Request Form, residents should include scanned documents instead of pictures. Scanning the documents makes them easier to view and will facilitate review and processing of the request. Any requests with pictures will be rejected.

UPCOMING EVENTS



Saturday, August 9th, Maryland Heights (MH) will host an Electronics Recycle event. Registration is required. Check the MH website (marylandheights.com) to participate. Sign up began 6/27 however there are still some slots available as of this printing.



The Autumn Lakes Garage Sale will be on Saturday, September 13th to coincide with the Maryland Heights City Wide Garage Sale. This helps with attracting more garage sale shoppers! Start getting your items ready!



Maryland Heights Night Out – September 27, 2025,

Maryland Heights' residents will gather with neighbors for our annual Maryland Heights Night Out (MHNO) block party! This tradition has been a strong annual tradition for many years and 2025 is promising to be a big birthday bash. As the City's 40th anniversary, this is a special year to gather together in celebration of community - sharing food, music, games, and all-around good times!

The next Association meeting will be on Wednesday November 19, 2025 in the clubhouse starting at 7pm. The meeting will be available on ZOOM. Check the Autumn Lakes website for the link.

