



Autumn Lakes Gazette

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March 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*
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



New Look to the Gazette....

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

- ❖ **The annual meeting and election will be at the next meeting on May 21st.** The house owners (ALA) will NOT receive a ballot this year since Lauren’s and Jim’s terms are not expiring this year.
- ❖ Candidate forms and ALC Board of Managers Expectations are available on the Autumn Lakes website and the CPM portal. Owners are encouraged to review expectations and consider running as this is a way to be part of helping to maintain the community. Candidate forms must be submitted to CPM by **Tuesday, April 15 by 5:00PM**. For more details on the voting process, refer to the Voting in May section at the end of the gazette.
- ❖ If condo owners are interested in viewing the ALA Financials they are now on the CPM portal. There are 2 budgets (ALA and ALC) and 3 sets of indentures.
- ❖ Jill Miesen has volunteered to be the new Social Committee chair. If interested in participating on this committee, contact Jill. Planning for the remainder of 2025 will start soon.
- ❖ Only the clubhouse area will be mulched. No mulch will be put down this year around the condo buildings.
- ❖ New exit lights were installed inside the clubhouse and the entrance light at the entrance was repaired.
- ❖ 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 received any responses to their requests for bids, so if you know anyone, let CPM know the information and they will reach out to them.

❖ Board updates:

- ALA purchased 90 gently used chairs and 4 chair carts from the Webster Groves Christian Church. These chairs will be used for clubhouse events and the carts will facilitate moving chairs around when needed. This is part of the efforts to improve the overall look of the clubhouse.
- Pro Pool has started the work needed to meet St. Louis County code for 2025. They will also be re-surfacing the main pool with PebbleTec. On schedule to have everything completed before the pool opens!
- The motion to proceed with the recommendations from the Color Refresh project was approved on January 29th. The board approved 1 color change. Instead of Sterling the new color will be Knitting Needles.
- The board has received 2 bids to paint the buildings being considered for 2025. Initial bids were reviewed and the vendors are now addressing board questions.
- If you are wondering what's going on behind the 12061-12075 ALD building, Maryland Heights and MODOT have finally started work on the Storm Water Improvement project. Maryland Heights is overseeing the project. It is expected to take approx. 3 months to complete.
- Several residents have inquired about the pending lawsuit against the Association. The board is working with the Association lawyer and insurance company, and they are in the discovery stage. You can follow the lawsuit on Case.net on the Missouri Courts website <https://www.courts.mo.gov>. Case #25SL-CC02013.

What's Happening in Maryland Heights from Norm Rhea:

- Maryland Heights' new director of Public Works is Bryson Baker.
- April 8, 2025, is Election Day. Norm Rhea is up for re-election. He explained Proposition T which is on the ballot. This proposal asks if the city should adopt a local use tax for online and out-of-state purchases. If passed, the revenue collected would help support services like free trash hauling, recycling and yard waste collection. It is for purchases made from businesses out of MO or online when a local sales tax is not collected. Currently the taxes go to the state, if Prop T passes the taxes will go to the state and the state will pay Maryland Heights. This could have a \$1.2M impact on MH income. Norm encourages everyone to get out and vote.

DID YOU KNOW?

There is a **St. Louis County Home Improvement Program**. It is a no cost home improvement program providing grants up to \$7,500. You can call 314-615-4025 for more information. You need to sign up as soon as you can, but you might have to wait a year or two as they have limited funds each year, but the waitlist will carry over to the next year. A happy owner shared this information and received \$7,500 towards a deck project.

It is a federally funded program which provides technical advice and financial assistance to qualified homeowners for a variety of home repairs. The program is administered by the St. Louis County Department of Human Services, Division of Community Development. There is a document on the St, Louis County website named Municipalities Accepting Applications Beginning March 2025.

Maryland Heights is currently not listed. The document indicated it could be because there is already a long waiting list for your municipality. Once the waiting list for a municipality reaches a certain length, the municipality is removed from the list until enough applicants are served so that the waiting list is shorter. This list is updated every month, so you may want to check back regularly.

To check the current eligible municipalities check the St. Louis county website @ <https://stlouiscountymo.gov/st-louis-county-departments/human-services/community-development/home-improvement-program/>

COMMUNITY REMINDERS

- **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 walkways, landscaping, or driveways.
- 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](https://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.



A big shout out to resident, Neil Middendorf for coming to help Adam, CPM, when he cut his finger doing siding repairs on a building near Neil's condo.

MAY 2025 VOTING INFORMATION

The May 21st meeting will also be the annual meeting and election.

- Retta cannot have anything to do with the election since her position is up for election and she will be running.
- Madonna will be the temporary secretary for the election and have a box on her front porch to drop off ballots and other forms.
- The procedures are included later in this gazette.

Potential Candidates

- Owners interested in being on the ALC and ALA boards should review the Board of Managers Expectations to see what the role involves. They can also contact any of the ALC Managers with questions.
- Candidate forms and ALC Board of Managers Expectations will be available on the AL website and the CPM portal.
- Candidate forms must be provided to Janet at CPM by Tuesday, April 15th by 5:00 pm.
- The **Meet the Candidate meeting** will be **Saturday, April 26th from 11 am to 1 pm at the clubhouse.** We will have CPM send an email blast with the date.

Ballot process

- Ballots will be mailed to homeowners on or before May 1st.
- Every unit will be mailed a ballot. This is the ballot owners must send in/deliver to Madonna. Copies will not be accepted.
- If an owner doesn't get an election package, they need to contact a Board Member who will hand deliver a package to them with a replacement ballot.
- See the Voting Guidelines below for more details.

VOTING QUESTIONS?

Do You Need a Proxy?

- If you deliver your ballot to the box on Madonna's porch, email it to Madonna or send it to CPM -- You do not need a proxy.
- If you are coming to the meeting and bringing your ballot yourself – You do not need a proxy.
- If you are giving your ballot to a neighbor or friend to bring to the meeting for you – Put their name in the proxy space on your ballot. They have to deliver your ballot at the clubhouse the night of the meeting for the ballot to be valid.

Do You Need a Designated Voter Form?

- A Designated Voter Form is needed when there is more than one owner of a unit. The form will tell the Association who the owners decided will vote for their unit. This will prevent multiple owners voting and all votes being voided. All owners need to agree on one voter and sign the Designated Voter Form. This form will remain in effect for all votes taken until the document is replaced with another form.
- The Designated Voter Forms need to be provided prior to the May election so that submitted ballots can be checked for validity. Please have your forms to Madonna by April 30th. They can be placed in the box on her porch at 3124 Autumn Trace Dr.
- A Voter Designation form is included in this gazette. The form will also be on the AL website and the CPM portal.
- See the Autumn Lakes Voter Designation form for more details.

AUTUMN LAKES CONDOMINIUM VOTING GUIDELINES

These voting guidelines are in accordance with Autumn Lakes Condominium (ALC) Declaration of Condominium and By-Laws dated March 27, 1981 and the Declaration of Covenants, Conditions & Restrictions and By-Laws for Autumn Lakes Association (ALA) dated August 11, 1980.

1. If your address requires a Designated Voter form and it is not turned in by April 30, 2025 at 5:00 pm, your ballot will be marked as an invalid ballot.
(ALC) Article 15, 15.1 - Only 1 person shall be entitled to vote for the owners of each unit and such person shall be known as the voting member. Should more than one person own the unit, the voting member shall be designated by all owners in writing.

Refer to the Designated Voter instructions.

2. Ballots
 - a. Ballots are due by May 20, 2025 at 5:00 pm.
 - b. Ballots can be delivered to Madonna Esposito 3124 Autumn Trace Dr. or emailed to madonnaesposito@gmail.com.
 - c. Ballots can be mailed to Community Property Management (CPM) 242 Old Sulphur Spring Rd., Ballwin, MO 63021 or emailed to Janet@cpmgateway.com.
 - d. Ballots delivered or emailed to Madonna Esposito or CPM default to Madonna Esposito as the proxy.
 - e. No ballots are to be sent to the board email. Ballots sent to the board email will be invalid.
 - f. Ballots not provided by the board will not be valid.
3. Ballots can be dropped off on election day, Wednesday, May 21, 2025.
 - a. Check in begins at 5:30 pm at the clubhouse in the lower level.
 - b. No ballots will be accepted after 7:00 pm.
 - c. If you plan to vote in person, bring your ballot with you on election day.
4. If you are unable to drop off your ballot in person, the proxy line on the ballot must be completed and indicate a person's name who must be the person who turns in ballot. If someone turns in a ballot who is not the owner and not named as the proxy, the ballot will be marked invalid.
5. If you are unable to drop off a ballot and want to ensure your ballot is counted call Madonna Esposito 314-358-1191 or Laura Farkas 314-770-9442 for pick-up no later than Tuesday, 5/20 at 5 pm.
6. If you are emailing your ballot, only scanned ballots will be accepted.
7. No photo ballots will be accepted.
8. If you didn't receive an election packet contact Madonna Esposito 314-358-1191 or Laura Farkas 314-770-9442 by Monday, May 19, 2025 at 5:00 pm. They will hand deliver an election packet to you.
9. If you have any questions regarding the election, voting, ballots, proxies or election rules, contact Madonna Esposito or Laura Farkas.

Autumn Lakes Voter Designation

INSTRUCTIONS

1. IF YOUR UNIT IS **OWNED BY ONLY ONE PERSON**, PLEASE DISREGARD THIS FORM.
2. If your Unit is **owned by more than one person**, the owners must designate one of them as the Voting Member. This Certificate to appoint one of the unit owners as Voting Member should be filled out and signed by **all** of the owners of the Unit and returned to the Association prior to the meeting
3. If your unit is **held in a trust that is not named with the current trustees**, a copy of the certificate of trust showing the current trustees will be needed. Example- The John and Jane Doe Revocable Living Trust- this would not require a copy of the certificate of trust. If the trust is named The Condominium at Autumn Lakes this would require a copy of the certificate of trust.
4. If a Unit is **owned jointly by a husband and wife**, the following three provisions are applicable:
 - a. They may, but shall not be required to, designate a Voting Member.
 - b. If they do not designate a Voting Member and if both are present at a meeting and are unable to concur in their decision upon any subject requiring a vote, they shall lose their right to vote on that subject at that meeting.
 - c. Where they do not designate a Voting Member, and only one is present at a meeting, the person present may cast the Unit's vote, just as though he or she owned the Unit individually, and without establishing the concurrence of the absent person.

AUTUMN LAKES CERTIFICATE OF APPOINTMENT OF VOTING MEMBER

This is to certify that the undersigned, constituting **all** the record owners of the Unit at _____ of Autumn Lakes have designated:

(Address of Unit)

(Print Name of Voting Member)

as their representative to cast all votes and to express all approvals that such owner may be entitled to cast or express at all meetings of the membership of the Association.

This certificate shall be valid until revoked by a subsequent Certificate.

DATED this _____ day of _____, 20____

(Owner Print)

(Owner Signature)

(Owner Print)

(Owner Signature)

(Owner Print)

(Owner Signature)

UPCOMING EVENTS



If you're ready to do some spring cleaning, start gathering your items to participate in the Association garage sale planned for May 17, 2025. The sale will be advertised on several social media platforms and signs posted at the entrance.



The next Association meeting will be the Annual Meeting and Election. Election results will be announced. The meeting will be on Wednesday, May 21, 2025, at 7:00 pm in the Clubhouse and available via ZOOM. Check the Autumn Lakes website for the ZOOM link.

