



Autumn Lakes Gazette

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July 2024

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: 8:00a.m-4:30 p.m.

Committees

Madonna Esposito 314-358-1191 *Amenities*
Cathie Burkard 314-443-0253 *Social Activities*
Laura Farkas 314-770-9442 *Landscaping/Gazette*
Retta Morcom 14-479-7447 *Architecture*

AL Website: AutumnLakesSTL.com

CPM Portal: www.cpmgateway.com



New Look to the Gazette.... We continue to look for suggestions on the content of the Gazette and if there are items that would be of interest to include. The **official** board meeting minutes can found on the CPM portal. Use the Documents option, then find Meetings – Minutes and Other Information. Contact Laura Farkas with suggestions!!!

Autumn Lakes Association (ALA) REPORT

Reserve Study Update:

The board has received and reviewed the information from the engineer who did the study. A Town Hall meeting has been scheduled with the Reserve Advisors' engineer who will explain the reserve study to the community. The Town Hall will be at the clubhouse on Wednesday, August 21st at 6:30 pm. There will also be a Zoom meeting for those who prefer to watch online. You can find more information in the Upcoming Events section of this gazette.

Governing Documents

The board is ready to start the work of updating the governing documents. The board will split the governing documents into sections. We will then call for volunteers from the entire community to form a committee, which will be divided up into groups to review the different sections. Once the committee has finished their work information will be shared with the owners. When reviews are completed all information will be handed over to the attorney to handle the legal aspects of the documents. After the documents are completed a vote by the community will be held to accept the changes.

ALA Financials as of June 30th:

- ALA Operating account balance was \$41,268. ALA Income was under budget by \$383 and Expenses were under budget by \$5,300.
- The Reserve Money Market account balance was \$109,980. The Reserve account is under budget because of prior year expenses, including new clubhouse furnace, kiddie pool painting and the new clubhouse/pool access card system.

Autumn Lakes Condominiums (ALC) REPORT

ALC Financials as of June 30th:

- ALC Operating account balance was \$152,635. ALC was over budget for Income by \$4,228 and Expenses under budget by \$55,546.
- The ALC Reserve money market account balance was \$379,539. The ALC Reserve CD is approximately \$76,000.

- If you look at the ALC Reserve account separately, it is under budget because of prior year expenses.

Updates from CPM – report by Janet Lynch, CAM

Work Orders as of July 15:

ALC - CPM has received 332 work orders since December 2023. 233 have been closed, most of which are roofs, siding, and gutters. There are 9 new ones in review, 66 are in process, which includes waiting for invoices, and 24 are on hold and will be included in a larger project (i.e. driveways).

→ **REMINDER:** If you cannot enter a work order via the portal, call the CPM office. No owner or board member should enter a work order for an address other than their own. Call the office and they will enter the work order for you.

COMMUNITY INFORMATION/NEWS



The summer Fiesta party was held on Saturday, July 20. It was a beautiful day, and many residents came out to enjoy a fantastic Mexican themed buffet prepared by the Social committee members. A 50/50 and a raffle of donated items was held.

Thanks to Cathie and the committee for organizing a great event.

- ❖ The board has received bids for concrete leveling around the community and is reviewing. There are several walkways previously identified that need repairs. Those with serious safety concerns have been repaired.
- ❖ The board is in the process of identifying the buildings that have gone the longest without painting. They are sorting through various available documentation to organize a list to facilitate planning of a painting rotation. The immediate goal is to identify the longest ones and then request bids.
- ❖ Gutter cleaning has been completed.
- ❖ Another bid for the planned tree trimming is still pending. The bid process is in work; further information will be provided when a new bid is approved.
- ❖ The trash dumpster has been removed from the club house; we are now using trash totes which will be picked up on regular trash pickup day. There is a dumpster at the RV lot for yard waste **for CPM and Lawn Groomers use only**. Utilizing CPM and Lawn Groomers resources is more economical than paying for the dumpster. For your personal yard waste use yard bags and Republic will pick up on Mondays. If your trash container is broken, call the board and they will get that replaced.
- ❖ Lake Fountain and Bubblers: The fountain for the large lake was sent to the manufacturer for repair, again. The bubblers in the large lake require a rebuild kit and the motor will need to be replaced. **UPDATE:** The fountain is back and working again. CPM has received the parts for the aerators and will be scheduling resources to complete the repair. The recent problem with the fountain in the middle lake was due to a tripped breaker.
- ❖ A new breakaway basketball rim was installed. It is spring-loaded so if someone hangs on it when they release it will pop back up. Lawn Groomers will continue to blow the grass and leaves off the tennis/pickleball and basketball courts.
- ❖ Reported Water Issue:
 - At the July Association meeting a resident raised concern that there were two units on Autumn Lakes Ct who were using excessive water for 'growth stations' – growing plants – at the expense of the Association. The resident later identified the two owners to the board. Autumn Lakes Ct and the other Musterman buildings (7) have individual water meters for each unit. The 45 Hayden buildings have one meter per building.
 - The board took the necessary action and reviewed the invoices for 9 units on Autumn Lakes Ct to be able to compare usage with other units. Invoices from 2024 as well as the March 2020 – January 2021 invoices were included in the review for additional comparisons. The review found that the two accused owners have water usage comparable to their neighbors. The resident was basing the claim on old information and misinformation.
 - Going forward: Although, AMC previously reviewed the invoices to watch for units or buildings that had increasing water usage, neither SMG nor CPM provide this service. There has been a suggestion that we

should install water meters on every unit. The board has no idea what it would cost but the board expects it would be a large, expensive project.

- The board will start a regular check of water usage. They will be tracking water usage by unit (when possible) or by building. This review will help identify possible problems with leaking toilets or faucets that cause extra water usage. The board will attempt to identify the reason a unit or building has higher water usage than usual (leaks, plant watering, car washing, extra guests, etc.).
- If there is some kind of home business that is using excessive water, the board can see if it complies with the Autumn Lakes governing documents and Maryland Heights' restrictions.
- In the future if someone has information or concerns about water usage or other problems/violations, they should contact a board member directly. The board can investigate the possible issue. The board will research the report and handle it appropriately. These concerns are not appropriate for social media.

COMMUNITY REMINDERS



POOL will be OPEN thru Sunday Sept 15th. ProPool will only clean the pools for the first week after Labor Day.

POOL hours are 9AM till 10PM daily.

Remember there is no lifeguard and children must be accompanied by an adult.

Remember to clean up your area and close umbrellas before you leave.

- The kiddie pool has been painted and is now open!
 - A new pool access card system has been installed. If your card is not working, please contact Madonna. Cards are being activated only when up-to-date Owner Information and Amenities forms are provided to the board. There is a \$10 fee for each card if you don't already have one.
 - CPM is requesting proposals to paint/rehab the main pool.
 - St. Louis County has completed 2 separate inspections of the pool, and it passed both times!
- Grilling reminder: **Grills MUST be 10' from the building when used** to be in accordance with the new insurance guidelines.
- Watering: please be conscious of water usage when you are watering your plants, washing the car or checking on running toilets. Water is not a free amenity and watering responsibly helps everyone. You will still be able to keep your gardens and cars looking good thru the hot summer months!! If there is water running down the street you are watering too much or your sprinkler is not positioned to make best use of the water.
- **Clubhouse monitor needed:** If anyone is interested in becoming a clubhouse monitor, please contact a board member. The duties of the monitor are to perform walk throughs with the renter before and after the rental. A checklist is provided for the monitor to review with the renter.
- **Dryer vents cleaning:** Another date will be coordinated for anyone still wanting to get their dryer vents cleaned. Contact Barbara Robinson by text 314-540-9093 or email Brobin313@aol.com. She has offered to coordinate with the company to come out and perform the cleaning
- **Color Refresh Project:** The Autumn Lakes condo buildings are getting a new look! A project is being kicked off to work with designers at our paint suppliers (Benjamin Moore & Sherwin Williams) to identify new color palettes for the body, trim and accents for all of the condos, and identifying the colors each building will be painted over time. More information will be provided at the September 18th Association meeting. If you would like to participate in this team effort, text or call Laura Fisher at 314-402-6130 or email her at LauraLeeFisher@sbcglobal.net
- If you see any notices placed on the mailboxes or mailbox posts, feel free to remove them once the event being announced is over. This will help us keep the grounds clean. It will also save the Association or committee time not having to come back to remove the notices.
- Owners are reminded to keep their pets away from the 'personal space' of the units. Dogs should not be relieving themselves on or near the walkways, landscaping, or driveways. It is a Maryland Heights ordinance that owners must clean up after their pets.

→ Review the following rule updates. The changes are underlined and are effective immediately. The updated AL Rules and Regulations General document can be found on AutumnLakesSTL.com.

26. **Firewood should not be stored outside or in the garage.**

29. **Due to insurance company requirements (National Fire Protection Act, NFPA 1), owners may not have any cooking, open flame or other heating devices that generate a temperature in excess of 200 degrees within 10 feet of any residential building. This includes, but is not limited to: charcoal grills, propane grills, smokers, wood burning fire pits or any other device that creates an open flame or temperature in excess of 200 degrees. Storage of these devices within 10 feet of a residential building may affect the Association's insurability. These devices cannot be stored on patios or decks. You may use a grill on your driveway at least 10 feet from the building. Storing cooled devices in the garage is allowed. The Association, after providing written notice, may impose a fine up to \$50 every day until removed.**

30. **Due to insurance company requirements, owners may not use wood burning fireplaces. Gas or electric fireplaces are acceptable. The use of wood burning fireplaces may result in the loss of our property insurance coverage and/or a substantial increase in insurance costs. The Association, after providing written notice, may impose a fine of \$100 for 1st offense, \$250 for 2nd offense and \$500 for every offense after that.**

Thanks to Cathie Burkhard

...for serving as the Social Committee chair. You certainly know how to plan a party and provide good food! The community will miss you and your ability to bring the community together at social events! Enjoy your new home

The next Association meeting will be on Wednesday, September 18th
at 7 pm at the Clubhouse and on Zoom.

UPCOMING EVENTS

RESERVE STUDY TOWN HALL MEETING

Wednesday August 21st at 6:30 pm

A Town Hall meeting has been scheduled with the Reserve Advisors' engineer who collected the information about Autumn Lakes. She will explain the reserve study and results to the community. The reserve study includes both the Autumn Lakes Condominiums Association and the Autumn Lakes Association.

If you want to review the reserve study report you can find it on the CPM portal at <http://www.cpmgateway.com>. Go to Documents, Financial Reports, then 2024 Reserve Study.pdf.

The Town Hall will be at the clubhouse on Wednesday, August 21st at 6:30 pm. There will also be a Zoom meeting for those who prefer to watch online. The Zoom link will be posted on AutumnLakesStL.com close to the day of the meeting.



FALL GARAGE SALE

SATURDAY September 14th 8 AM - for as long as you want to !!!!

This is the same day as Maryland Heights City-wide garage sale in an effort to take advantage of the additional shoppers out and about. Signs will be posted advertising that Autumn Lakes is having the sale.



MARYLAND HEIGHTS NIGHT OUT

SATURDAY, September 28. The Social committee will be planning an evening out at the clubhouse to participate in the night out. More details will be forthcoming but mark your calendars for this fun evening.

