



Autumn Lakes Gazette

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November 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: 8:00 am-4:30 pm

Committees

Madonna Esposito 314-358-1191 *Amenities*
TBD ----- *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 be 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

ALA Financials as of October EOM:

- ALA operating account balance was \$21,493. ALA Income was over budget by \$1,890 and Expenses were under budget by \$14,973.
- The Reserve Money Market account balance was \$99,018. The budget Reserve account is over budget by \$35,094 due to prior year expenses.

Autumn Lakes Condominiums (ALC) REPORT

ALC Financials as of October EOM:

- ALC Operating account balance was \$148,188. ALC was over budget for Income by \$17,597 and Expenses under budget by \$55,291. Reserves were over budget by \$68,584 due to prior year expenses. Income is over budget due to receiving payment of a couple delinquent accounts.
- The ALC Reserve money market account balance was \$429,327. The ALC Reserve CD is approximately \$76,142.
- If you look at the ALC budget Reserve account separately, it is over budget because of prior year expenses.

2025 Budget:

ALA: The *maximum increase based on the CPI is 3.63% which is \$2.50 per month.* The budget increase is for the reserve increase recommended by the reserve study (\$13,560) and annual cost increases for utilities, lawn care and pool care.

ALC: *The increase is about 12% plus the ALA increase.* The result is an average ALC increase of 12.65%. The budget increase is for the reserve increase (\$91,500) recommended by the reserve study, increased budgets for tree trimming and removals (\$40,000) and retaining wall repairs (\$15,000), and annual cost increases for utilities

and lawn care. Reductions to help keep the budget increase down include: the condos will not get mulch and no trees will be planted this year.

The letter with the 2025 budget and notification of the new fee amounts for ALA and ALC were mailed in early December. **If you HAVE NOT received your letter, contact CPM immediately.**

Updates from CPM – report by Janet Lynch, CAM

Work Orders as of November 18th:

ALC - CPM has received 497 work orders since December 2023.

319	Closed
59	Pending Completion
52	Duplicates
22	Not Association responsibility
35	On Hold
10	Pending Review

→ **REMINDER:** If you cannot enter a work order via the portal, call or email CPM Customer Service. 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

- ❖ **Owner/Amenities Forms** – Beginning in 2025, owner and amenities forms will NOT be required this year unless you are a new owner, need to update information previously submitted or are getting a pool/clubhouse access card. The forms will be required from all owners in even numbered years.
- ❖ **Financial Crimes Enforcement Network**
 - The Trustees are in the process of signing up with FinCEN to provide the necessary information for the Corporate Transparency Act (CTA) report which is required by Congress. Effective January 1, 2025, board members of all corporations must file a Beneficial Owner Information report annually to comply with the CTA. Board members are considered Beneficial Owners for HOAs.
- ❖ **Other Updates:**
 - Board has received 4 bids that are being reviewed to repair the drainage issues at the pickleball and basketball courts. Currently there is a temporary black silt fence to help control the drainage.
 - Board has requested CPM obtain bids from companies to clean the clubhouse. They have not received any responses and are continuing the search.
 - Rite-A-Way has completed the tree work around the community for 2024. This includes the common grounds and other areas. The list of trees was based on work orders, owner complaints and Board members noticing a tree concern. We are starting the 2025 tree list. Rob Bergtholdt, an owner, is a forester who walks the subdivision frequently. The board has asked for his recommendations.
 - CPM is working with A-1 Leveling to revise the list for concrete leveling around the community. There were differences from the list the board requested to be part of the bid.
 - Pro Pool conducted a survey of the pools and provided bids for the main pool and wade pool to identify any issues to ensure pools are meeting County Code requirements for 2025. Bids are being reviewed by the Board.
 - The work on the drainage ditch that MoDOT and Maryland Heights have been working on behind 12061-12075 ALD continues. Completion date is still pending.
 - **Color Refresh Project:** The board is in the process of writing/making a motion to proceed with the color refresh project. The plan is to vote before the end of 2024 and incorporate the new colors as part of the 2025 painting plan. It will take several years to get the buildings changed to the new colors.
 - Clubhouse Interior painting: The board approved the bid to paint the interior of the upstairs and downstairs clubhouse. The work has been completed. A similar color scheme was used and has really brightened up the area.

- Painting: The board is waiting on bids to start painting the buildings in 2025. The first set of buildings have been identified based on how long its been since the last painting. Repairs will be made to building prior to any painting started. Tuckpoint issues will also be address at this time.

There is still a lot of work that needs to be done before painting can begin. CPM has made great progress on siding repairs. We will move forward by repairing the buildings identified for 2025, then paint the buildings and finish off with the tuckpointing. Then the next year we will follow the same process with the next group of buildings.

- City Council Updates from Norm Rhea and Steve Borgmann:
 - Maryland Heights is in great shape. They just completed the 2025 budget and turned it over to the City Council for approval.
 - Maryland Heights will celebrate the city's 40th anniversary in May 2025 over two days at Westport with rides, etc.
 - McCarthy Properties is moving back to Maryland Heights.
 - Starbucks is going in where Arby's used to be on Dorsett.
 - New apartments are going in at Westport Plaza.
 - There has been no movement on the plans for the senior living center behind Serra's. They are making changes and need to bring the plan back to the city.
 - It is hearsay -- when Pritchard Farm Rd flooded FEMA assistance was available but the county needs to do the paperwork to get the assistance before FEMA pulls out or the county will have to pay for all repairs.
 - Maryland Heights still has work to do on the Autumn Lakes storm water problem.

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 for Autumn Lakes will not remove snow behind or in front of cars packed 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.

- **Clubhouse monitor is still 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 vent cleaning:** Barbara Robinson is coordinating a date for anyone still wanting to get their dryer vents cleaned. If interested please contact Barbara by **January 15th** by text 314-540-9093 or email Brobin313@aol.com. Barbara will coordinate with the company to come out and perform the cleaning but needs response from residents on date availability.
- **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](http://marylandheights.com/Departments/Community%20Development/Building%20&%20Codes/Residential%20Mechanical,%20Electrical%20and%20Plumbing) – on that page is information 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.



Autumn Lakes Holiday Party

The Social Committee hosted the annual ALC Holiday Party on **Sunday, December 8**. Thank you to Jill Meisen for donating a new tree for the Clubhouse. There was a good turnout of residents who helped decorate the tree and put up other decorations to make the clubhouse more festive. In addition, several residents put on their baking aprons and donated cookies for the cookie exchange. Beverages and snacks were provided by the Social Committee.



HOLIDAY DECORATING CONTEST:



Many residents put their creative efforts into decorating their homes this year and there were many to select from. Several residents drove around the community and selected the winners of the holiday decorating contest.

The following winners were selected. Make sure to drive around the community to see all the beautiful displays done by the residents.

1st place Condos: 102 Autumn Shores Ct - Craig and Beth Ball



2nd place Condos: 104 Autumn Shores Ct - Don and Mary Casey



Houses: 11987 Autumn Lakes Dr - Jim and Victoria Schmid



Decks: 12014 Autumn Lakes Dr - Clare Ortmeier



Signs are displayed at the in front of each winner and each received a gift certificate from Serra's Pizza.

UPCOMING EVENTS

The next Association meeting will be on Wednesday, January 15, 2025, at 7:00 pm in the Clubhouse and on ZOOM. Check the Autumn Lakes website for the ZOOM link.

2025 Social Committee Planning meeting



The Social Committee is looking for residents interested in joining to help with planning and hosting events during the year. Always looking for new ideas for events and how to build community involvement at the events. A kickoff meeting will be scheduled in January to plan events for 2025. If anyone is interested in participating, please contact a board member and watch for further information on Autumn Lakes Subdivision's Facebook.

