

IN AND AROUND FORUM CONDOMINIUMS

CHESTERFIELD, MO



WE HOPE THAT THIS NEWSLETTER BRINGS YOU THE KIND ON INFORMATION THAT KEEPS OUR COMMUNITY ACTIVE AND INFORMED.

Recently we conducted a survey to see what type of things was of interest to Forum homeowners. Some of the positive feedback:

Subject	% in Favor
Newsletter	86%
Every Month	28%
Every Other Month	72%
Website	35%
Free hosting offered	
Free help offered	
Clubhouse Cards	63%
Book Exchange	52%
5 volunteered to help	
Pizza by the Pool	19%
Healthcare Screenings	44%

Here you have a newsletter. We will try to do this every quarter.

It would appear that we could have a Website for a pretty low annual cost. This would help promote the virtues of our community to real estate shoppers and agents.

Although there was a lot of interest in Clubhouse Cards – there was very little consensus as to what would be the preferred game. Are there any volunteers who would like to head up this project? For example –

Is there one of you that would like to organize a monthly bridge game?

Is there one of you that would like to organize a Texas Holdem poker night?

We need your interest and effort to get something started. Call Bill Burns at 314-878-8938.



The Book Exchange had a number of volunteers that said they would help – it is the intent that we will begin by having the first Book Exchange on Sunday afternoon November 12 between 1:00 – 3:00 PM and will be every 2nd Sunday afternoon. The concept is simple – you bring in books before you take books. . . If you bring in 5 books you and take 5 books out – we'll keep a ledger

DO YOU HAVE A STORY OR PHOTO TO SHARE WITH OUR NEIGHBORS

Funny pet photos, new grandchildren, hot new car? We would love to see any old photos or sales literature from when Forum was being built by Levinson. Write it up – include photos and send to Bill Burns, 13493 Coliseum or e-mail him at slightly@swbell.net

REAL ESTATE ACTIVITY

According to Consumer Reports 2005 is the first time in real estate history where the value of condominiums has increased faster than single family homes. In the last year several units have changed hands – research by neighbor Nancy Phillips, Prudential Alliance Realtors, (636) 386-2900. Shows that property prices are increasing – here are closing prices for units sold on Coliseum Drive:

- 13453-E 12/16/04 for \$95,000
- 13581 12/17/04 for \$138,000
- 13457 2/18/05 for \$139,000
- 13565 3/24/05 for \$145,000
- 13515-D 4/1/05 for \$90,000
- 13507-D 5/27/05 for \$103,000
- 13496 5/23/05 for \$151,500
- 13507-B 6/30/05 for \$122,000
- 13453-C 8/18/05 for \$97,500
- 13453-B 8/22/05 for \$109,700

Reminder about real estate signs: No signs are allowed except Open House

signs on Sat and Sun from 9AM thru 6 PM.

SEEN WORKING AT FORUM

Many of you have seen Len Brower working in an around many units in the Forum. Len is not on the payroll of the

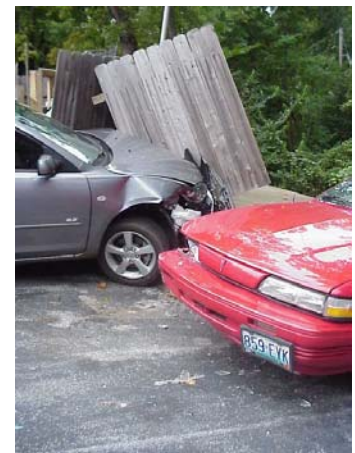


Forum complex but rather he does work on a bid basis as well as time & materials.

Len also contracts with Forum homeowners for a wide variety of home repairs and remodeling.

CRASH

On Saturday night 9/17 a car rolled down the drive between 13499 & 13515 and crashed into a parked car and the dumpster fence damaging both.



LOCAL CRAFT FAIRS

Parkway School District is sponsoring several great craft fairs.

- Nov 5 & 6 – North High School on Fee Fee Rd (10 to 4 pm)
- Nov. 12 & 13 Central High School on 141 (10 to 4 pm)

A little farther away

- Nov 19 & 20 South High School
- Dec 3 – Sorrento Springs Middle School

Submitted by Shirley Stein Forum II

EMERGENCY PHONE NUMBERS

When problems occur within or near your unit – you should call:

Ameren UE

- Lights Out 314-342-1000
- Billing / Acctg 314-342-1111
- Animal Control314-726-6655
- Appliance Recylers314-832-4581
- Chesterfield City Hall..... 636-537-4000
- Chesterfield Fire Inspect....314-576-4173
- Chesterfield Police636-537-3000
- Laclede Gas 314-621-6960
- Len Brower
- Home314-423-4062
- Pager314-224-4062

- MO American Water314-991-3404
- MSD (sewer)314-768-6200
- Plumber (clogged drains)
- Lee Pratt314-941-0471

- Post Office (Town / Cntry).. 636-391-4903
- Poison Control800-222-1222
- Waste Management314-506-4750

BOARD MEETINGS

There are three governing bodies within the Forum Condominium Complex:

- Forum I – meets 3rd Thurs monthly*
- Forum II – meets last Thurs Oct – Dec*
- Clubhouse/Pool – 2nd Thurs May-Nov.

EDITOR

Your current newsletter editor is Bill Burns, board member Forum II.

He needs your input to help make this newsletter useful and interesting.

We need you as a reporter. Please feel free to call me (314) 878-8938, drop things in my mailbox or e-mail me slightly@swbell.net.



DO's & DON'Ts

- DO - keep the garage floors clean, it's your home too.
- DO - use carport areas for cars and vehicles ONLY.
- DON'T - use carports for storage areas. Old tires, furniture and other junk make for an ugly, unsightly place. At least have consideration for the other residents.
- DO - have those air conditioners and furnaces checked yearly. Garden condo dwellers too. Remember these units are your personal property. Also check those filters.
- DON'T - park on the curves. These are designated "no parking" areas. The problem is that in case of fire, the fire engines will not be able to negotiate the curve if there are vehicles parked there. The only option to them would be to either not bother to respond to the emergency (we sure hope it's not your unit destroyed because of some uncaring person), or they may just plow ahead and demolish the vehicle parked there in order to respond.
- DO - pick up after your pets. Nothing worse than walking outside and stepping in the poop of someone's pet.
- DO - Please pay your monthly condominium fees on time. We depend on those dollars to manage the complex.

WINTER IS COMING

Every year we supply a bag of salt to each unit so that you can melt icy spots under carports and stairs. You should also remember to remove the hose from the faucet before a hard freeze – otherwise you will likely experience frozen / burst pipe problems in your unit.



MANAGER'S CORNER

As usual, the Board of Managers in both Section I and Section II have undertaken several projects in 2005. We attempt to prioritize projects based on an annual walk-through of the physical property. Then each board evaluates what must be done and what would they would like to do. A plan is created of what we can afford to each year.

SECTION I – has continued to focus on wrapping the top fascia boards on all of the building in aluminum. This project is being done in conjunction with the re-shingling of

stretches of original shingles, which are in serious need of replacement. It was determined to start with Bldg #1 across from the pool. Bldg #1 is now having all of its' fascia boards covered and all the entire western side of the shingles replaced. The western exposures tend to be in the worst condition due to the wind and sun exposure. We expect this work to be ongoing over the next few years until complete.



Bill Calliot at his desk

SECTION II – has scheduled the new fence at the eastern edge of the property for staining. The big project for Section II this year will be the gutting and updating of the common interior areas at the four locations of the garden condos. We are just getting ready to kick-off the project. This is a very costly project but is long overdue and will enhance the property values of all units in Section II.

Both units have decided to repair and seal the drives, which is going on over the next few weekends.

TRASH COURTESY

If you have large trash that will not fit into one of the dumpsters (water heaters, etc) we ask that you call Waste Management (314) 506-4750 to schedule a special pick-up.



DON'T DO THIS !

NEXT ISSUE

Why are there two sections at Forum and where is the dividing line? + many other items