

# IN AND AROUND FORUM WEST CONDOMINIUMS

CHESTERFIELD, MO



## BUDGET MEETINGS

Both Forum I & II prepared the operating budget for 2006 and presented them to each section in December. Both boards were able to keep the budget at the same levels as last year, which means that the level of assessment will be the same for 2006. Although a number of items have increased in cost during the past year, it was offset by lower insurance premiums. This is not likely to happen two years in a row – so 2008 may see a slight increase. In the coming year we will give you some comparisons of what other condominiums in the region pay in terms of fees.

## ELECTIONS

Forum II holds elections of board members in the Nov/Dec period. This year two of the 5 board members term expired. Each was re-elected to serve another 3 years. Congratulations Dave Meyer and Shirley Stein.



Forum II board members Dave Meyer (l) & Gary Thomas (r)

Forum I hold their annual elections in the spring. It should be noted that it take 20% of the home-owners to make an election official – your vote is important

## UPCOMING 2006 MEETINGS

- Jan 19 – Forum I board mtg
- Feb 16 – Forum I board mtg
- Feb 23 – Forum II board mtg
- Mar 23 – Forum I board mtg

## CONSTRUCTION

Forum II is updating the lobby areas in the garden units – construction began in December with the hope that all will be complete by the end of January.



Remodeled unit

## YOUR INPUT

Your contribution of information, news etc. helps to keep all of us informed about what is going on in the neighborhood – call, write or e-mail your editor

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## YOUR SAFETY

During a recent discussion with a homeowner the subject of door-to-door solicitors came up. One of the homeowners described an evening when a



man came knocking on the doors in one of the garden units. If you feel uncomfortable with this kind of

situation you have the right to call the City of Chesterfield and report a violation of the law. The City of Chesterfield can issue a “permit” for door-to door solicitation BUT the permit cannot be used in areas where “no soliciting” signs

are posted. Forum Condominiums have these signs posted at both entrances.

## BOOK EXCHANGE

The book exchange has now been held twice (Nov & Dec) – pretty good traffic in Nov, with December being a little slow – As a reminder we have posted a sign at both entrances on the Fri & Sat preceding the 2<sup>nd</sup> Sunday. Bring a book – take a book – we keep track of any credits. Over 200 titles available



## KEEPING OUR NEIGHBORHOOD CLEAN

When the grass is growing or the leaves are falling – the weekly visit from the groundskeepers not only keeps the grass cut and leaves collected but most of the trash and litter gets picked up in the process. Forum does not have regular staff to pick up trash



We won't see these guys till spring

So until spring – it's up to each of us to pick up the litter when we walk past it.

## DECORATIONS

In the last 3 months we have seen Halloween, Christmas, Hanukah & Kwanza come and go. Only a few homeowners decorated and we have voted on the best decorations (see below)



**Best Halloween 13526**



**Best Christmas 13492**

Perhaps we will see some more decorations for Mardis Gras, Easter, Memorial Day, July 4<sup>th</sup>

## MANAGERS CORNER



Happy New Year! I hope everyone had a great holiday season. With all the wonderful mild weather, I was able to get Symmetry Landscaping out recently to clean out Forum West of leaves and trash.

So I took this opportunity to get things cleaned-up! They did a nice job and the property looks nice.

Remember to pay your condo fees on time. Nearly everyone does - the late people, you know who you are. The association needs your fees on time each month in order to effectively operate the community. Also, Sec. II residents, please remember to round up to the nearest

dollar. No cents please! There are still a few of you who write checks with pennies.

Please remember take down the holiday lights and decorations. The weather has been nice and mild for a St. Louis winter, so no excuses!

Garden Condo unit owners: Please make sure the doors stay closed on the laundry rooms down stairs. This is a **MUST!** The cost of the heating the laundry room now costs more than is spent doing laundry. The laundry rooms do not need to be kept as warm as your homes. This expense is really turning into big bucks with today's natural gas prices. The thermostat should never be set higher than 50 degrees. If we can't get control of this rapidly increasing cost, the association will be forced into dramatically raising the amount that is charged to use the washer and dryer. If that doesn't help then maybe will have to assess the eight owners in each building to help cover this cost. These are your costs to help control.

Pet Owners: Remember to pick up after your pets! All of you say that you always pick up, but I'd like the chance to walk the property with all of you, because clearly you're do not. Also, going in back of the buildings by the creek or to other less obvious common ground areas does not excuse you from your responsibility to be a good pet owner. It's not hard, just bring a baggy with you when you let your animal outside. I wait with anticipation for the day when I don't need to harp on this issue or include it in the newsletter.

## WHY? AND WHERE? FORUM I & FORUM II

Forum was built in the late 1960's. Although not the first condo in St. Louis County it is one of the earliest.. The developer was David Levinson [not related to the current Levinson Homes in this region]. In talking with Bob Sands, former board member and president of Forum II for a total of 15 + years I learned that he closed on his unit in February of 1969.

When the first phase of construction was complete the property was turned over to a board of directors. When the second phase was completed a second board of directors was appointed (Forum II) – this relationship has been maintained since completion of this complex since it's completion in 1971. The aerial photo below has a green line drawn between the sections.

