

IN AND AROUND FORUM WEST CONDOMINIUMS CHESTERFIELD, MO



Editor: Bill Burns

BOARD MEETINGS – held at Clubhouse
If you have an issue to put before the board – please write it up and get it to a board member or Bill Calliott a few days before the meeting. Section 1 has decided to meet every other month instead of monthly – per schedule below

Forum I @ 7:00	Forum II @ 7:30
July 20	Aug 31
Sept 21	Oct 26

Section 1 - has had elections and has elected officers:

- President-Susan Murphy
- V.P.-Ed Wheeler
- Secretary/Treasurer-Alla Kagan
- member-Dennis Nettler
- member-George Spooner

SUMMER TIME – The pool opened and is operating for another great summer.



AIR CONDITIONING – Electricity is our friend but often an expensive one in the summer. Make sure your air conditioner is in good shape and clean. The sycamore trees in our region shed a lot of cotton balls and will often coat the coils of the outside condensing unit. A clogged or blocked condenser will reduce the cooling effect of your air conditioner and run up your bill at the same time. Below are photos of this situation.



(not only are the coils coated with cottonwood – newspapers are also blocking part of this unit)

You can clean exposed coils with a hose – when the outside unit is NOT running. The water stream should be pointed in the same direction of the coils.



If your coils are covered by sheet metal, it is advisable to remove the sheet metal to clean the coils.



This type of unit is difficult to clean without removal of louvered cover

BOOK EXCHANGE – We have decided to discontinue the book exchange. Although some interest was expressed in this concept - we had only 2-3 users each month.

PROJECTS – Several projects are on the books to be undertaken during the rest of the year. The Pool / Clubhouse Board is evaluating the need to do major roof repairs and a new front door of the clubhouse.

Section 1 – will try to replace the remaining old wood fascia around the top of each unit this year.

Section II – will install an watering system for about 30% of the section. It is hoped that it can be finished in 2007. There are also several major deck repairs that will be completed this year. The walls and supports between decks are the responsibility of the condo association. The deck and front deck wall is the responsibility of the homeowner. There are a number of homeowners who need to replace deck was shingles. Those who may not recognize that they own a deck in need of repair will get a reminder in the mail.



(The Wheeler's deck walls required complete replacement)

TRASH – At times our neighborhood looks a little shabby because of trash that gets thrown from cars and blows in. We don't have a grounds janitor – each of us needs to pick up the trash in front our own units. When Symmetry cuts the grass they get a lot of the trash in the process but that only happens once a week at the most – in the summer.

WHAT DID IT SELL FOR – Unit 13579 #C sold for \$109,900

POWER OUTAGE – Last month on the evening of June 22 – a portion of Section II lost power – you heard a loud bang at 10:30 pm – a tree fell in the creek causing a short to occur in a large transformer (boom). In the process of fixing the problem much of Forum's power was off on June 23 during the repair.



When the power fails we would ask that you contact Ameren UE (see handy phone #'s listing below)

EMERGENCY PHONE NUMBERS

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

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.

FORUM HISTORY - Continuing in this issue we will share some more of the history of the Forum West complex. In an interview with Bob and Mickey Sands, I got some great insight into the history of our community. In addition they gave me copies of the sales literature which when they purchased their home in 1970 - I will share over the next few issues.



Bob Sands (l) and newsletter editor (r)

Bob has served as board president for 15 of the 36 years he and Mickey have lived in Forum.

Attached to this newsletter are some floor-plans – below is the price list (Feb 1969)

MODEL	LEVEL	PRICE
Caribbean I	2	\$22,250
Caribbean I	1	\$22,550
Caribbean II	2	\$22,550
Caribbean II	1	\$22,850
Bermuda I,II,III	2	\$25,950
Bermuda I,II,III	1	\$26,450
Catalina		\$29,950
Bahama		\$30,450
Riviera I		\$33,950
Riviera II		\$34,150
Monte Carlo		\$34,250

MANAGERS'S CORNER

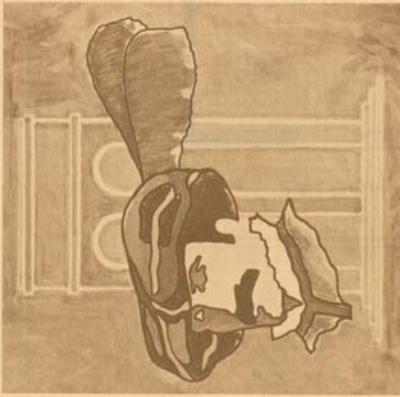
I have a couple of reminders that I would like to pass along. Each of us should be familiar with the "Rules and Regulations" when considering making any changes or additions to our property. This is especially true for any external changes. Things like doors, windows and satellite dishes are all governed by the R&R's. If you have a question that is not clear please call the manager.



THE LIST BELOW SHOULD BE CUT OUT AND PUT ON YOUR REFRIGERATOR

- 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 Gas314-621-6960
- Len Brower
- Home314-423-4062
- Pager314-224-4062
- MO American Water ...314-991-3404
- 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

THE CARIBBEAN II



THE CARIBBEAN II is an exciting combination of quality features and custom design. You will be charmed from the moment you enter its separate entrance foyer, survey the large dining and living rooms, and enter its private balcony through the sliding glass window wall. You will find ample closet space and an extra-large basement storage locker. The spacious master suite and bath will be your private domain. Then listen to the walls. Of course, you hear nothing! Special individual well construction provides sound conditioning that prevents disturbing or being disturbed by other apartment homeowners. Express your individuality as you select from hundreds of samples in decorator-designed cabinetry, fixtures, chandeliers, carpeting, draperies, flooring and tile. Two bedrooms and two baths are yours in the Caribbean II. You are the designer! Enjoy your General Electric Celebrity Kitchen, including range, double oven, dishwasher, and Disposal. You can choose a G.E. self-cleaning oven at slight extra cost. Comfort and a healthier environment are yours with central air conditioning and humidity control for year 'round comfort. You may select optional storm windows at slight extra cost. Inside parking is included. The luxury of Forum West extends throughout your Caribbean II apartment home, to the well-appointed clubhouse, with its saunas and fireplace lounge, to the modular swimming pool. Select a Forum West Caribbean II and begin a new life of comfort and style.

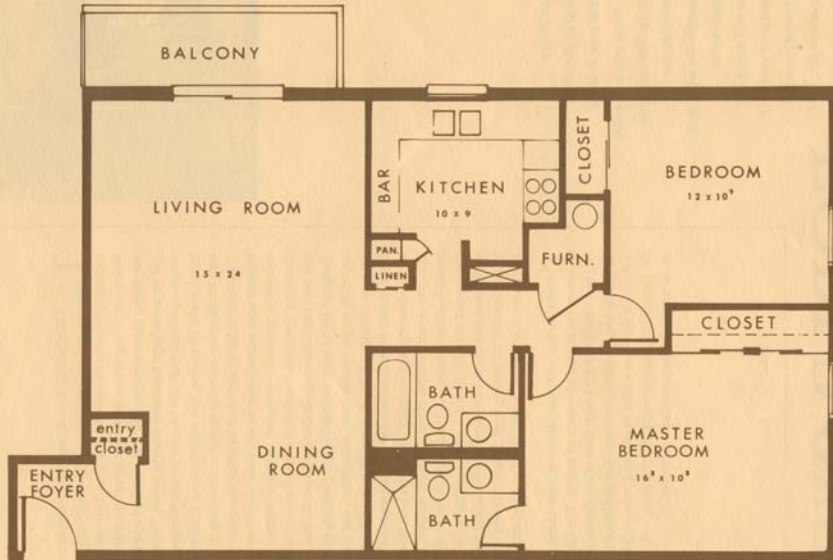
EVERY feature of Forum West has been chosen carefully to meet the highest standards of quality. The Caribbean II has been designed for a high level of excellence with such nationally known names as these: General Electric Appliances • Formica Surfaces • Eljer Plumbing Fixtures • Fedders Central Air Conditioning and Humidification System • And many more name brand quality construction features.

Forum West brings luxury condominium living to the most desirable residential area in West St. Louis County. Now you can enjoy the benefits of equity build-up and the tax advantages of home ownership, but escape the work and worry that goes with home maintenance. You will enjoy the unusual spaciousness of your Forum West apartment home, and you will luxuriate in its custom-designed interior ... after all, you will have helped design it!

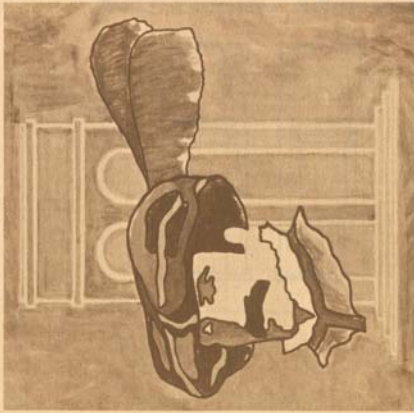
FORUM WEST

FORUM WEST OFFICE: 13579 COLISEUM • TELEPHONE 434-0434

THE CARIBBEAN II



THE CATALINA



WALK into the Catalina Townhouse Home and you walk into elegance. You and your guests can enjoy three full levels of fine living, including a finished first level paneled rathskeller. You walk into a Catalina world of spaciousness featuring a huge living room and dining room. The breakfast room for family serving has a sliding window wall leading to a superb lanai deck for elegant daytime and evening entertaining.

TOUR General Electric Celebrity Kitchen, including range, double oven, dishwasher and Disposal, is separated from the breakfast room. A slight extra cost you can have a G.E. self-cleaning oven.

THE CATALINA is enhanced by a dramatic two-story staircase featuring a wrought iron filigree and elegant chandelier to add a special accent. Select what expresses you best from a wide choice of decorator-designed cabinetry, fixtures, chandeliers, draperies, wall to wall carpeting throughout (or, if you prefer, hardwood flooring), tile and custom paneling. You design it all!

THREE large bedrooms are yours including, for your personal pleasure, a master suite with huge walk-in closet. Two and a half baths, plus optional half bath off the rathskeller are yours. A portage providing enclosed parking for two cars is included in your Catalina Townhouse Home, leading to your paneled rathskeller, large utility room and spacious storage room.

RELAX in central air conditioning throughout with humidity control for year round comfort. If you choose, add optional storm windows at slight extra cost. Individual wall construction throughout the Catalina means special sound conditioning assuring that you will neither disturb nor be disturbed by other townhouse homeowners.

THE CATALINA... three full levels of elegant living... all yours at Forum West. And, to complete the pleasures of Forum West living, a beautifully appointed private clubhouse with sauna baths, fireplace lounge and modular swimming pool.

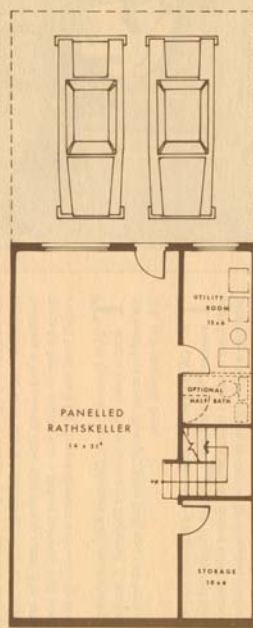
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Forum West brings luxury condominium living to the most desirable residential area in West St. Louis County. Now you can enjoy the benefits of equity build-up and the tax advantages of home ownership, but escape the work and worry that goes with home maintenance. Unusual spaciousness is yours to enjoy in your Forum West Townhouse Home. Luxuriate in its custom-designed interior... after all, you will have helped design it!

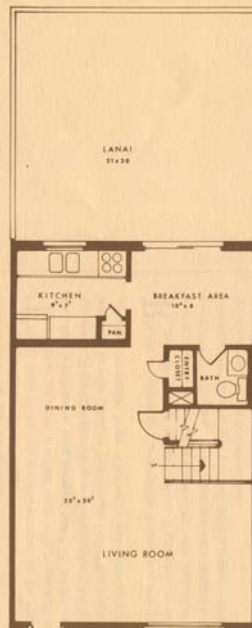
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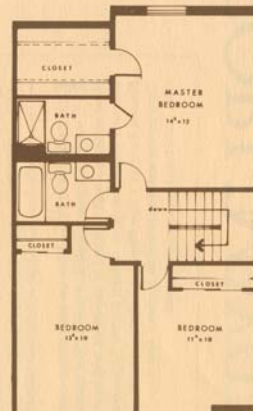
THE CATALINA



LOWER LEVEL



FIRST FLOOR



SECOND FLOOR