

IN AND AROUND FORUM WEST CONDOMINIUMS CHESTERFIELD, MO



Editor: Bill Burns

HAPPY NEW YEAR !!

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.

Gary Thomas was re-elected to the board of Forum II in December

Forum I @7:00	Forum II@ 7:30
Feb 15 '07	Feb 22 '07
Apr 19, '07	Apr 26, '07
Jun 21, '07	Jun 28, '07
Aug 16, '07	Aug 30, '07

What is for Sale?

- 13493 Coliseum
- 13507-G Coliseum
- 13522 Coliseum (under contract)
- 13555 Coliseum

What Did It Sell For?

- 13563 \$143,000
- 13565 \$155,000
- 13579A\$105,500

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.



SNOW REMOVAL

The late November storm dumped a lot of ice and some snow on our community. I think you will all agree that the drives were plowed quickly and the walks were cleared in a timely manner. We owe a lot to the crew who chipped away at the ice on every walk and at the edge of every step in the complex.



(Tom Recencillo, Carlos Saurez, Delaney Harms and Bill Calliott on the shovel brigade for 3 days)

CONDOLENCES

One of our long time residents, John Treacy passed away recently. We would like to extend our condolences to his wife, Jane and their families and friends. John was involved in real estate most of his life, he served as a board member in Forum I.

MANAGERS CORNER



Bill Calliott at his desk -

Our contract landscaper, Symmetry has cut back a lot of the shrubbery – this is a rejuvenation project process that may be a little shocking. These efforts will pay off in the spring with new but smaller growth.

There are some blue flags out along the street in section II where we will be extending the new watering system across the street.

The roof on the office/clubhouse has reached it's limit. Last year we did some repairs in the hope that a major expense could be avoided. Unfortunately we have had a lot of leakage that has ruined both furniture and carpeting. It looks as if we will need to completely replace the roof in 2007.



(water leaks have badly stained a couch and fill buckets and cups)

Trash is part of life but it need not be part of our yards. You may notice that the complex is a lot cleaner than it used to be! That is because there is a pro-active program to pick up litter. Some of the litter blows it's way into our neighborhood but a significant amount is a result of laziness on the part of our residents.

- put trash into the dumpster (not next to it)
- close the lids on dumpsters
- cigarette butts are not considered decorative items
- the dog crap is getting pretty deep in front of some units – perhaps if we put flags at each location those to whom it belongs could remember where it is.

We continue to stress deck and garage maintenance and neatness. Some homeowners take the responsibility seriously and others don't

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(new deck goes up in December)



(clutter below deck in section II)

TRUE or FALSE

The owner's association is responsible for cleaning under carports.

HOLIDAY DECORATIONS

2006 brought out the Christmas spirit in more residents than normal. Wow – we saw many more units decorated than we have seen in recent years. Keep it up. There were two units that really put out some effort – it was tough to decide which one to award the “Best Decorated” for Christmas so we are calling a tie between



(13488)



(13492)

NOTE: All decorations are seasonal and should be taken down in a timely manner

TRUE or FALSE

Garage door opener maintenance is the responsibility of homeowner

TRUE or FALSE

Trapping pets that damage property like raccoons and squirrels it the responsibility of the owner's association

SAFETY AND SECURITY

The exterior of your unit can invite unwanted guests if they think the property is abandoned. Leaving phone books and newspapers at your door for extended periods indicates that no one is home.

Leaving mail hanging from your mailbox for the mailman to pick up is OK as long as you are not leaving account numbers for credit cards, etc hang inside the envelope as well. It may be a crime to steal mail but those who steal identities – are criminals.

Some neighbors have heard that people are cruising the nearby shopping centers – looking for unlocked cars to pilfer. Keep this in mind and keep your doors locked – at home and away.

RISING COSTS

A number of budget items in 2007 look as if they will increase.

- Repair of roof at the office
- Rising utility rates
- Replacement of failing walls between decks
- Tie wall replacement
- 15 % reimbursement for many of the homeowners who are spending maintenance money on decks and

deck walls (a 15% rebate is given to the homeowner to encourage keeping our property maintained) – talk to the manager about how to qualify.

These issues may require an adjustment to the condo fees next year.

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 Recyclers314-832-4581
- 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 Control .. 800-222-1222
- Waste Management314-506-4750
- Forum Office314-514-8004
- Forum Fax314-434-8337

ANSWERS (TRUE/FALSE)

- a) the owner's association is responsible for leaves and paper clutter under carports – all other is homeowner responsibility
- b) garage door openers are owned and maintained by homeowner.
- c) The owner's association traps and kills as many raccoons and squirrels it can find – homeowners who feed these animals are adding to the maintenance burden of the complex