

IN AND AROUND FORUM WEST CONDOMINIUMS CHESTERFIELD, MO



Editor: Bill Burns, 13493

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.

Forum Sec I @7:00	Forum Sec II @ 7:00
Aug 16, 2007	Aug 30, 2007
Oct 18, 2007	Oct 25, 2007
Dec TBA	Dec TBA

Office Phone: (314) 434 514-8004

Board Members are:

Forum Section I

- Susan Murphy – 13530
- Sheila Wheeler 13567
- Dennis Nettler - 13521
- George Spooner 13551
- Alla Kagan -13555

Forum Section II

- Shirley Stein - 13506
- Dave Meyer -13524
- Gary Thomas –013515 B
- Lilly Levin - 13494
- Bill Burns – 13493

WHAT DID IT SELL FOR

- 13453 B - \$113,000
- 13453 E - \$104,000
- 13495 - \$152,000
- 13507 F - \$105,000
- 13507 G - \$105,000
- 13516 - \$150,000



REAL ESTATE SIGNS

The only time real estate signs may be displayed in Forum is on the day the unit is open for inspection. Lately we have noticed that some agents are placing signs on adjacent property to avoid conflicting with our rules

IT'S A BIG PROBLEM – IT'S NOT CUTE

Early this month one of our residents was bitten four times on the arm and hand while placing trash in a dumpster. **The bites came from a raccoon.**



Raccoons are capable of transmitting **rabies**, canine distemper and parvovirus to domestic dogs and rabies and roundworms to humans.

These animals live in the creeks and come to Forum to forage in our dumpsters. Forum management has been attempting to trap and remove these pests but we have been advised by St Louis County Health Dept that we must discontinue this effort because we are not 'licensed' to handle these animals (neither is St Louis County Health Dept) – so for the moment our hands are tied. We are pursuing other avenues.

To complicate the problem – some of our residents foster the survival of these dangerous pests by feeding them and by providing methods for them to climb out of the dumpsters (boards etc placed in a dumpster when trash is low and raccoons are trapped).

What can you do?

- 1) Open the dumpsters carefully when dumping trash. It is less likely that the raccoons will be present during the day but we have spotted them many times in broad daylight.
- 2) If you place a tablespoon of ammonia inside of a bag of trash before placing it in the dumpster allure of that bag will be gone.

3 If you see a neighbor enabling these animals to flourish:

- A) *tell them to stop!*
- B) Let us know who these people are so that we can publish their names in the next newsletter.



REMEMBER TO KEEP YOUR AIR CONDITIONER FREE OF OBSTRUCTION – A CLOGGED CONDENSER WILL COST YOU DEARLY!!

FORUM SHOPPING CENTER

To our knowledge – there is nothing new to report on the availability of the Hollywood Video space

PARKING IN THE WRONG PLACE

At times it can be difficult to find places to park. We have been asked by the Forum Apartments to not park on their property. They could tow if someone is a regular offender.

LAUNDRY EQUIPMENT

The coin operated laundry equipment in the garden units has been replaced. The new equipment will provide more reliable service at a price that is below break even. The income from the equipment covers the cost of the machines but not all of the cost of the hot water heating and space heating.

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NEW SMILE FOR OFFICE CLUBHOUSE

As you probably noticed the front door and surrounding windows of the office / clubhouse have been replaced.

SPRINGTIME INVASION

Early one spring morning the residents of townhouse building # 13515 were invaded by mice.

Gary and Anna Thomas are residents of the building, Gary is on the board of Section II – in his words “

“We thought heard a mouse in our kitchen a couple of times, so I went to Home Depot and bought a pair of traps. The next night, I had successfully killed our mouse. However the following night, we heard another mouse; I left my second trap out. Again, I caught the mouse. However, we continued to hear mice. Over the next two days and two more trips to Home Depot for traps, I killed 7 mice in my kitchen. After much experiment, I found that peanut butter is the most effective way to bait a mouse trap.

Stopke Pet Control came a couple of days after Bill Calliot contacted them, and they laid "pet-safe" poison traps along the outside of my building and in my kitchen. This seemed to have solved the problem, until I caught one more mouse about 60 days later. It's been three months now since I've seen a sign of mice in my unit.”

DECK AND BALCONY ADDITIONS

Please keep in mind that you should check with the office regarding additions that you make to the exterior of the building – your balcony or deck. Many residents have added privacy screens and shade producing structures. There are guidelines that should be followed in these matters. Keep us informed of you intentions to make any additions BEFORE you start the project.



(new privacy screen installed according to condo guidelines regarding size and color – approved by board)



(pergola installed with board approval)



(shade structure installed with board approval)

REDUCING TRAFFIC

Much of the traffic in our community comes from people using Coliseum as a short cut. Many who have a hard time

turning left from McDonalds – make a right and then double back. Many of those taking the short cut also speed. We cannot put big speed bumps in the road because they could damage a fire truck or emergency vehicles

One proposal has been made to close Coliseum on the west end by the clubhouse. This would not only reduce the amount of traffic significantly and would also provide much needed parking for clubhouse and pool users.

We would like your *written* comments

CONDO FEES

It has been a number of years since the fees for property maintenance fees have been raised. The annual cost of everything has been rising about 3% a year. It is likely that a small increase will occur in 2008 – we have many repair maintenance needs that need funding.

Years ago the management at time did not have enough money in the bank to cover any expenses out of the ordinary which resulted in Special Assessments – which we would like to avoid happening in the future by keeping up with the property and maintaining enough reserve to keep your investment secure.

SMELLY DECKS AND BALCONIES

It has come to our attention that some homeowners allow their pets to use their decks and balconies as a bathroom. That would not be so bad if the mess was cleaned up in a timely manner – but some wait weeks. It smells, draws flies and other vermin including mice and rats. St Louis County Health Department regulations (314-615-0600) says to clean it up. Read more about how this foul practice can cause disease to spread to other animals, contaminate water etc at <http://www.yukos.com/>