

# 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. Section 1 has decided to meet every other month instead of monthly – per schedule below.

Forum I @7:00	Forum II@ 7:30
Apr 19, '07	Apr 26, '07
Jun 21, '07	Jun 28, '07
Aug 16, '07	Aug 30, '07
Oct 18, '07	Oct 25, '07

Office Phone: (314) 434 514-8004

Board Members are:

**Forum I**  
 Susan Murphy - 13530  
 Ed & Sheila Wheeler 13567  
 Dennis Nettler - 13521  
 George Spooner 13551  
 Rafail Kagan -013555  
 (\* term expires)  
 Election late Mar/Apr

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

### WHAT DID IT SELL FOR

13507 F - \$105,000  
13507-G - \$105,000

### WHAT IS FOR SALE

13453 B  
13473-to list in April  
13545-F  
13555-E  
13575  
13583 is under contract for \$130,000

### THE CLUBHOUSE

The pool board has spent about \$2,500 to repair the roof on the clubhouse / office as opposed to replacing the entire roof. A new front door is scheduled for the clubhouse / office in mid-April

### THE POOL

The pool board always tries to open the pool by Mid May but for sure before Memorial Day Weekend.

### NEW FACE IN THE NEIGHBORHOOD

You may have already noticed that Tom Receniello here almost every day. He is working for Forum on a part-time basis to help improve the overall upkeep of the property. Tom's work is directed by Bill Calliott and includes maintenance of common areas as well as scheduled projects such as roof cleaning, lighting and garden unit cleaning. As always – if you see a situation that needs attention – please call the office, don't ask Tom to fix it.



### THANK YOU NEIGHBOR

"To Whoever,"  
I want to thank you for returning the new cover for my barbeque grill. It blew away about three weeks ago when we had the windstorm. I thought, "Well, that's gone!" Imagine my surprise yesterday, when I found it on my front step. To the one who found it, thanks again. This act shows what a fine community we live in.

*Lewis Schaefer*  
13535

### SEWER PROBLEMS

When your sewer backs up – you may have questions about what to do. The homeowner is responsible for problems that occur inside their unit. The term "inside" covers all internal

pipng as well as the line from the unit to the lateral (the line that connects to the main) which is the line that runs between condos and has manhole covers. The lateral and the main line is the responsibility of the association. Lee Pratt and son Ted completed a preventive maintenance on laterals on March 24.

### BUILDING AND DECK MODIFICATIONS

Spring arrives and we all start looking more to the outdoors and the exterior of out units. Keep in mind that no exterior modifications are allowed. The only exterior painting allowed is the interior of the short deck wall and deck floor. Paint color of wall is limited in the rules and regulations (Section 1.5 of Rules & Regs).

Unit owners are responsible for the Deck, Lanais and Patio maintenance or replacement. Privacy lattices on deck walls must be of the crosshatch pattern and approximately 36 inches high except corner units, which can be 48 inches tall. Spacing of supports, paint colors etc are spelled out in Rules Regulations (Section 10.2 of Rules & Regs)

This spring an annual external walking inspection is done to identify external Deck and Lanais that need maintenance. Notices will be sent to those with sub-standard situations.

### LAUNDRY ROOM CHANGES

Over the last few years the ownership of the company that supplies and services the laundry equipment located in the garden units has changed hands. The services provided by the current company have been less than satisfactory. We will be making a change to a new provider in the coming few weeks. There may be a day or two when laundry is not available during changeover

### FORUM SHOPPING CENTER CHANGES

Bill Calliot has contacted several businesses at Forum Shopping Center regarding the amount of trash that gets loose from the rear of their businesses and they have agreed to pay more attention.

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CHESTERFIELD, MO



You may not have noticed that there is a big For Lease sign on the shopping center parking lot. The lease for Hollywood Video is up and they may either be moving or reducing the size of the space they now occupy.

## TAX ASSESMENT

Your editor received his St Louis County Change of Assessment Notice. Over the last two years my reassessment shows the value to have increased by 33% (Mar 07/Mar 05). In the prior period from 2003 to 2005 the increase was a total of 9% for that two-year period.

## PROJECTS FOR 2007

Work continues on the process of replace roofline fascia in Forum I



Forum II will extend the in-ground watering system. External lighting, number placard and mailbox maintenance is also on the list

## WATER LEAK & INSURANCE

Last month a large water leak occurred in an empty condo in section I. The Forum Master Insurance Policy covered this damage. Repairs should be complete by early May. Remember that **your personal condo**

**insurance coverage should cover the deductibles** not covered by the Master Policy. If you are unsure of what the Forum Master Policy covers and does not cover you can contact Bill Calliott or O'Connor Insurance – they would be happy to provide you with a “Synopsis of Master Insurance Policy – Forum West Condominium – Section I & II” and can provide you a quote for your individual unit coverage if you ask. O'Connor is located at 12101 Olive, 63141 – Phone is 314-434-0036. Everyone is free to use anyone for insurance but keep in mind that in the past some insurance agents, who don't really understand condo insurance issues, have told their customer's that everything is covered only to find out that some claims get denied because they policy did not really cover the deductibles.

## WHERE DOES YOUR FORUM CONDO FEE GO

Although we have received a financial statement for the last year I have placed the outlays into a simple graph to summarize 2006 outlays.

### 2006

#### Forum I

Administrative	\$27,803
Buildings	\$33,524
Grounds	\$20,913
Utilities	\$29,399
Special Proj	\$13,950
Insurance	\$37,028
Trash Hauling	\$5,007
Clubhouse	\$16,450

#### Forum II

Administrative	\$26,304
Buildings	\$72,668
Grounds	\$42,736
Utilities	\$32,428
Insurance	\$40,204
Trash Hauling	\$7,355
Clubhouse	\$18,550

