



# NEWSLETTER



May 2010

**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 manager Bill Calliott a few days before the meeting.

General Budget Meeting to review the upcoming fiscal budget held in December for both Sections

Forum Sec I @7:00	Forum Sec II @ 7:00
June 18, 2010	June 25, 2010
Aug 20, 2010	Aug 27, 2010
Oct 15, 2010	Oct 29, 2010
December Open Meeting – TBA	

Office Phone: (314) 514-8004

Board Members are:

Forum Section I	Forum Section II
<a href="#">Sheila Wheeler</a> -13567	<a href="#">Shirley Stein</a> - 13506
Guillermo Aquino - 13541	<a href="#">Dave Meyer</a> -13524
Ala Kagan -13555	<a href="#">Doug Riley</a> - 13492
Susan Murphy – 13530	Lilly Levin - 13494
	<a href="#">Bill Burns</a> – 13493

## **NAME CHANGE!**

The most obvious recent change is the new name for our community. The Forum condominiums have been re-named Woodsmill Pointe. Since 1971 the Forum has been a condominium community often confused as an apartment complex due to the fact that we are located adjacent to the Forum apartments. The Woodsmill Pointe Condominiums are now distinguished by a new sign.



Note that your monthly condo fee check should still be made out to Forum until we change the bank account.

## 2009 – 2010 Projects

In 2009 it was apparent that several major (long overdue ) projects needed to be undertaken to maintain our community. These projects were either common to both sections or were best solved as a group effort. The monetary size of these projects required more money than was available in our annual budget. In a condominium arrangement this means that either the each board levy an assessment on the homeowner or we borrow the money. We elected to borrow the needed money and pay it back over time. This is more equitable to each homeowner than an assessment (especially the ones who live here for a short period of time).

In the last 12 months projects common to all of Woodsmill Pointe included:

A complete land survey of the property – Chesterfield required this be done before any new construction be undertaken. There was no record any survey ever done on the property.

Replaced significant parts of the pavement on Coliseum. When the community was built in the 1970's the streets were deemed to be owned by the complex – no maintenance from Chesterfield.

Repaired major infrastructure in the clubhouse building. Bathrooms and and termite damage. Replaced the fence around the pool and rebuilt the tie walls leading down to the bathrooms around the pool



New landscaping around the clubhouse

New Centracon termite system to protect all buildings. (see page 2)

Pool repairs – unscheduled

Negotiated the ability to use the area across the street from the Club

House – this property (where our sign is located) has never been part of the condominium property. We have a 25 year easement now that will allow us to use the area for parking.

In addition several other projects were undertaken in each section which included:

Major tie wall replacement which involved tree removal, sewer repair and other utilities.

Ground stabilization of the ground along the northern edge of the property that borders the run-off creek. This is an ongoing process that needs to be done every few years.

## SWIMMING POOL

The pool is scheduled to open by the time this newsletter reaches your mailbox. Pool rules will be distributed at pool opening.

## WHAT IS FOR SALE



There are more than the usual number of properties for sale in Woodsmill Pointe. This is a result of job moves, retirements and several homeowners have passed away. The recent community upgrades, maintenance and name change should help keep property values higher than would

otherwise be the case.

The following units are now listed for sale.  
13527A, 13485G, 13536, 13544, 13488,  
13565, 13551

## THE PROBLEM WITH PESTS

Woodsmill Pointe has several ongoing programs to keep the pests from your door. Once a month the outside of each building is sprayed for **bugs**. Over the years we have treated buildings for **termites** – a few buildings each year. This year because so many buildings were due or overdue for treatment we decided to have Centracon system installed around all the buildings. This is a system of baited traps where termites are terminated. Below is photo of the Centracon traps – they kind of look like an in-ground sprinkler head.



But we still have more pests that we need to keep controlled. **Raccoons** not only spread trash all over the property, they can bite – and did so last year to a homeowner placing trash in a dumpster. We trap and dispose of as many raccoons as we can. **Squirrels** do more than scurry around for food. They gnawed their way into several buildings this year. This caused the effected homeowners sleepless nights listening to these tree rats foraging inside of walls and above ceilings. The cost to get these pests out of the buildings in 2010 has already amounted to more than a few hundred \$\$\$. We need to significantly reduce the squirrel population. Bird feeders attract squirrels (the dropped seeds and feed can't be stopped) Birds don't need help finding food in warm weather – the MO Dept of Conservation advises saving your bird food until the dead of winter – free handouts for squirrels has the same effect as free handouts to people – the more freebies the longer the line. Feeding squirrel costs all of us money.

## NEW LANDSCAPING COMPANY

Woodsmill Pointe has a new landscaping company this year. They are in the process of learning our property. We are working with them to keep the carports cleaned out more often. If you see something that has been missed – please call the office.

## TRASHY THOUGHTS

Since we had the recycling dumpster (yellow top) placed on the property it has been used much more than was anticipated. It gets filled every week – Go Green  
Be careful to only put the recommended items in the dumpster (see the sign on the front face)



AND please try to bag your smelly garbage – this keeps the odors down and does not attract as much attention from scavengers like raccoons etc.



## AIR CONDITIONER REMINDER



IT HAS GOTTEN HOT FAST - Remember to check the condition of your air condition condenser (the outside unit) – If it is covered with lint from spring (LIKE THE ONE ON THE LEFT)– your electric bill will be a lot higher than it should be and you will be warmer that you want to be.

Your ideas and contributions to this newsletter are welcome. If have news or photos that relate to our community – please drop them off to me at 13493 or e-mail me [slightly@swbell.net](mailto:slightly@swbell.net)  
Bill Burns