



January 2011

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

tree or tree branch break would cut our power. That has changed and now our power feed comes from Olive Blvd which will mean more reliable power.



WHAT IS FOR SALE

The following units are currently listed for sale.
13536, 13507, 13545, 13518, 13507

Forum Sec I @7:00	Forum Sec II @ 7:00
Feb 17, 2011	Feb 24, 2011
Apr 21, 2011	Apr 28, 2011
Jun 16, 2011	Jun 30, 2011
December Open Meeting – TBA	

Office Phone: (314) 514-8004

Board Members are:

Forum Section I	Forum Section II
Sheila Wheeler -13567	Bill Burns – 13493
Guillermo Aquino - 13541	Dave Meyer -13524
Ala Kagan –13555	Doug Riley - 13492
Susan Murphy – 13530	Lilly Levin - 13494
	Sandy Schierbaum - 13515

ELECTION

Section II held a board member election in December 2010. Every year the term of part of the one or two board members expires. This years election did not see any change in board make-up.

BUILDING PERMITS

If you are considering doing any major repair or renovation of your deck or balcony – it may require that you apply for a building permit. In the past this was not considered necessary as it was normally categorized as a “maintenance” item but we recommend that you check with the manager before you move ahead with any major outlays. Please inform the manager before any major changes inside or any exterior changes.

Your Monthly Condo Fee Check

Note that your monthly condo fee check can now be made out to Woodsmill Pointe. But please – in the ‘memo’ field please write in the month for which the check is to apply. The check that is due on March 1 is for the month of March – the ‘memo’ field would be marked as March. Every now and then people get off by a month – this will keep that confusion to a minimum

RECENT CONSTRUCTION

In that last two months three has some electrical work being done by Ameren UE’s contractor J&R electric.



This project involved changing where/how electricity is brought into Woodsmill Pointe. Until this work was done almost all us received our power from the subdivision to our

north. The weak point here was that the wires crossed the heavily forested creek. When there was high winds, ice etc. a

CRASH

During a storm last summer the large Bradford Pear tree in front of our clubhouse was damage enough that it needed to be removed. We have plans to plant a new tree this year .



U-VERSE

AT&T has installed the infrastructure in our community that makes the U-VERSE system available to our homeowners. U-VERSE competes with cable and satellite providers offering digital TV, internet access, phone etc. Some parts of Woodsmill Pointe only have high speed internet service from U-Verse while other may have TV & Phone as well

GOT SNOW/ICE - NEED SALT?

Be careful on the ice and snow – all the townhouses have bag of salt to use under the decks. If you run out call us for more.



If you have a porch or walk that needs attention (snow or ice) – call the office or if you see Len or Tom out and about – bring it to their attention.

TRASHY THOUGHTS

Trash pick-up is on Mon & Thurs – be sure not to block access to the dumpsters.

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 so we have

- A) Increased the dumpster size
- B) Increased the frequency of pick-up

We have noticed that the dumpster can get filled up in one day – likely by some who hold recyclables for a while. This discourages some who bring trash to a full dumpster. Be careful to only put the recommended items in the dumpster (see the sign on the front face)



ABANDONED CARS?

After the recent snow it became apparent that there are several cars on Coliseum that don't move (for weeks). If you have such a vehicle we would appreciate it if you could find a storage location – parking is a scarce commodity. Such cars with expired tags will likely get towed away.

KILLER DOGS!

Yes we have some sections of our yards that are dead – the result of excessive use by dogs. Please pick up the poop – the only way to recover this highly acidic soil is to work in a lot of lime and re-plant.

HANDYMAN

Need a handyman? Many of you already know Tom Receniello but for those who don't ... Tom works part time for Woodsmill Pointe but when he is not on the clock he has his own business.



INSURANCE

Our community master insurance policy was renewed this fall. There is nothing to note about this event except as a reminder that our by-laws require that each homeowner “shall obtain property and liability insurance...including the homeowner’s share of deductibles that apply. An example of this is, if there were an earthquake that damage your unit – the first \$10,000 is not covered by the master policy – so your personal policy should cover this. This coverage is commonly referred to as HO-6. Your insurance carrier should know the coverage/deductions of our master policy in order to tailor your personal coverage to compliment. If there are any questions about the master policy coverage – please request a copy of the master policy from the office.

GARDEN UNIT OWNERS

Keep in mind that the garage areas are not for storage – only for vehicles. All storage is to be located indoors in the storage lockers provided

WIRED WORLD

If you would like to receive newsletters – updates and reminders via e-mail ... send your e-mail address to the e-mail address below. Let me know your name and address.

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

Bill Burns