



NEWSLETTER

Sept 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. Bill’s e-mail is condomgr@woodsmillpointe.com

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
Oct 20, 2011	Nov 3, 2011
December Open Meeting – TBA	

Office Phone: (314) 514-8004

Board Members are:

Forum Section I	Forum Section II
Kelly O’Gorman - 13545	Bill Burns – 13493
Sheila Wheeler -13567	Dave Meyer -13524
Guillermo Aquino - 13541	Doug Riley - 13492
Alla Kagan –13555	Lilly Levin - 13494
Susan Murphy – 13530	Sandy Schierbaum - 13515

WHAT IS FOR SALE



The following units are currently listed for sale. 13488, 13545 A, 13545 D, 13555 D

ELECTION

Section II Election will be held in November. It is important that you cast your ballot – our bylaws require a minimum % participation in order for the election to be valid

NOISY NEIGHBORS

From time to time we will run into a situation that becomes irritating due to a neighbor being what would be considered a nuisance. This may include late night parties or a dog that is constantly barking. Unlike an apartment complex where the manager can have a tenant thrown off the property, the condominium owner have two options:

- A) Ask the neighbor to be more considerate
- B) Call the Chesterfield police if ‘A’ does not work. Noisy neighbors may be in violation of [Ord # 72](#) – 11:00 pm to 7:00 am. Barking dogs may be in violation of [Ord # 149](#)

Neither the condominium manager nor the board of directors has any authority or power to direct homeowners regarding these issues.

WWW.WOODSMILLPOINTE.COM

Woodsmill Pointe provides a place for our homeowners to locate information about our community including insurance coverage, by-laws, newsletters, history, etc It also functions as an electronic advertising brochure to the wired generation that is looking for a home. Let us know if there is a website feature that you think would be useful for the community – e-mail webmgr@woodsmillpointe.com

RECYCLING

Update – Our trash hauler presented us with an alternate method of collection recyclables. The bottom line is that the cost to each section was \$600 a year more than we now pay. Both Section I & II board of directors decided not to go the expense. Alternatives are available. Since many of us had to ‘drive’ to the old recycling dumpster we can still drive to Riverbend Elementary School where they now have a Single Stream Recycling Bin. There are other nearby places that accept paper and aluminum cans (St John’s United Church of Christ and Ivy Chapel United Church of Christ, King of Kings Church (newspapers only).

ROOF SURVEY

The Section II roofing survey is complete. We will be addressing a plan to keep our roofing in good condition. We have a range of age from 11 years to 18years . Over the next 6-8 years we will need to touch touchup, repair and recoat most of these buildings. This is a major undertaking to keep our investment sound.

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, Bill Burns webmgr@woodsmillpointe.com

THE WATER BILL

Our community has seen our water bill jump by about 25% in the last year due mostly to water rate increases. Most homeowners don’t think about the water bill because we never see one. We ask that you take care to be sure that you don’t have faucets and toilets that are always running or dripping. These situations will use a lot more water than you think. At the present time the average homeowner’s condo fee includes about \$25 / month toward water. That is over \$40,000/year of our budget.



NEWSLETTER



CONTRACTORS – SERVICE ORGANIZATIONS

We are now compiling a list of contractors and vendors with whom our residents have had experience (good and bad). If you have something to contribute we welcome the input. Write up your recommendation or your negative comments – we will share this with our community. Mail me at 13493 or e-mail me at webmgr@woodsmillpointe.com
 This information is now posted on our website – we would like to see it expand. Below are some examples:

Type of Service	Recommend/or Not	Company / Contact Info	Who is providing this information	Comments
Remodel/Repair	Recommend	Bud Schuler 636-939-5800	Susan Murphy Sec I	Carpenter, electrician, painter, plumbing all forms of remodeling - fair pricing - I highly recommend
Remodel	Recommend	Don Leath 314-956-6755	Bill Calliott	Have seen his work and know some of his customers

If you don't have access to the internet but would like a copy of the list – please contact me by phone – Bill Burns 314-8788938 and I will print you a copy.

NIGHT TIME CREATURES



We encourage you to use caution when using the dumpsters at night – there are still times when the raccoons get into the trash. They don't like to be surprised.

AREA LIGHTING



We would like to encourage the townhouse owners to consider leaving their front porch light on all night. This would improve the general appearance of our community, make the walking areas easier to negotiate, and provide some additional security around your front entrance. The cost can be very low. Below is a chart showing the cost of operating one light bulb per month as well as the one year cost. If the lighting is on only at night – it will ½ of the cost below.

FOR ABOUT \$10 A YEAR YOU CAN BURN A PORCHLIGHT 24/7

Type of Bulb	Watts (actual)	Summer Rate of \$0.0967 / kwh	Winter Rate of \$0.0687 per kwh	Annual Cost to Operate 24/7
60 watt incandescent 	60	\$4.17/month	\$2.97/month	\$40.45
60 watt compact fluorescent (cfl) 	15	\$1.04/month	\$0.74/month	\$10.11

TRASHY?

Remember that the garage and carport areas are not for storage. These are considered common areas and trash can be removed and disposed of.