



NEWSLETTER



MAR 2012

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
Feb 16, 2012	Feb 23, 2012
Apr 19, 2012	Apr 26, 2012
Jun 21, 2012	Jun 28, 2012
December Open Meeting – TBA	

Office Phone: (314) 514-8004

Board Members are:

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



WHAT IS FOR SALE IN OUR COMMUNITY

13528, 13473, 13453B, 13579B, 13527D

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

CHESTERFIELD CUTS \$ \$ FROM WOODSMILL POINTE

One area that has impacted our budget is snow removal. For many years the City of Chesterfield reimbursed us for our cost to clear the street of snow. That reimbursement covered most of our costs. Over the last two years Chesterfield decided that they would cut back on this program because the city needs to save money. Last year (2010/2011) when we had a significant number of snowfalls the cutback difference was over \$15,000 to Woodsmill Pointe. We had to pay for the snow removal out of our regular budget. Woodsmill Pointe is one of about 40 communities in Chesterfield that have been reimbursed in the past and who are in the same situation as we are regarding the cutback. We are in the process of organizing the other communities that have seen their reimbursement cut to see if we can get our share of the taxes we pay returned for infrastructure support as it has in the past.

SOMEONE WHO CAN HELP IS RUNNING FOR OFFICE

APRIL 3

Next week we urge you to vote in the local election for Chesterfield City Council. Dave Arbogast, a long-time Woodsmill Pointe resident, is running for City Council. Dave understands the issues that condo owners need addressed by Chesterfield. **Including our snow removal situation!**

Dave is a full time resident in Chesterfield as opposed to the incumbent who lives in Rolla MO 3 days a week .



VOTE – Very few participate in local elections.. so your vote could make a real difference
 Learn more at <http://www.DavidArbogast.com>



NEWSLETTER



BUILDING PERMITS

Keep in mind that you (or your contractor) must apply for building permits when plan on altering, replacing or doing construction to you deck or balcony. The permits are issued by [St Louis County](#).

THE POOL

With the early arrival of spring many begin thinking about the pool. The cover has been removed and we have done some minor repairs. If no other major repairs are required we anticipate the pool being open before Memorial Day.

LANDSCAPING



The grass started growing earlier this year because we have set a record for the warmest March - but our landscaping contract does not take these kinds of things into account. Our lawn and grounds maintenance contractor, [Harmony Greencare](#), will soon be cutting and pruning.

ELECTIONS

Section II held elections for the expiring terms of Dave Meyer and Sandy Schierbaum in November. Both Dave and Sandy were re-elected. Section I has an election in April. Look for your ballot in the mailbox – please vote as a % of participation is required to make the vote official even if there is no opposition to those running.

MONEY

As you may remember our community took out a \$100,000 loan about 3 years ago to do some major projects that could not be funded out of the monthly condo fees. Major street repairs, complete termite treatment of complex, a crumbling retaining wall was replaced at the clubhouse along the pool, clubhouse bathroom repairs, landscaping, acquisition of the rights to the land across the street from the clubhouse, the demolition of the old Forum brick monument and the complex name change to Woodsmill Pointe as well as new signage. The loan will be paid off in May – **without the need for a special assessment.**



PEST CONTROL

Woodsmill Pointe has changed our pest control services. We will now be using [Richardson Pest Solutions](#)



Richardson just finished spraying around the exterior of our buildings providing long term termite protection. This will replace the previous termite solution and will save our community a lot of money over the next 10 years. In addition to termite protection Richardson will be spraying the perimeter of all building for bugs on a monthly basis. Note that each homeowner is still responsible to maintain their unit when it is regards unwanted pests. Richardson charges about \$90 for a home visit but if you and a neighbor schedule a visit at the same time – it is \$45 each. (636) 387-2400

INSURANCE

Is your condo insurance up-to-date? All Woodsmill Pointe homeowners are required by our by-laws to maintain property insurance. Although the condo association spends more than \$70,000 a year on property insurance – this does not cover all of the losses that could occur. The home-owners insurance policy should take into account the deductibles on the association master policy. Some examples of what you could be held responsible for: A broken pipe that floods a neighboring units, a faulty appliance that starts a fire etc. You can get a copy of the master policy coverage on our [website](#) or if you do not have access to the internet – get a copy from the office.

SEWERS

Every home in our complex has what is called a lateral sewer line. This is the line that connects from the home-owners unit to the common pipes in the complex. The maintenance of the lateral is the responsibility of the home-owner. If a clog occurs in the lateral the home-owner must hire a plumber to fix the problem. Every 6 months we clear the common pipes of any obstruction.