



**NOV 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](mailto:condomgr@woodsmillpointe.com)

General Budget Meeting to review the upcoming fiscal budget held in December for both Sections – Date to be announced

keep your community maintained. There is no extra money left over at the end of the year. It is essential that your condo fee arrive on time to keep our community cash flow where it needs to be in order for us to pay our bill. Attend the December meeting if you have any questions about where and how we will be allocating your funds for the coming year.

If you would like to know who is not paying their condo fee – we will begin publishing a list of those who are not paying on time – this list will be available on our website beginning Jan 1, 2013. <http://woodsmillpointe.com/late.html>

<b>Forum Sec I @ 7:00</b>	<b>Forum Sec II @ 7:00</b>
Feb 21, 2013	Feb 28, 2013
Apr 18, 2013	Apr 25, 2013
Jun 20, 2013	Jun 27, 2013
December Open Meeting – TBA	

**ELECTIONS**

Section II will be holding an election for one board member – in November 2102. Section I has an election in April 2013. Look for your ballot in the mailbox – please vote as a % of homeowner participation is required to make the vote official even if there is no opposition to those running.

Office Phone: (314) 514-8004

Board Members are:

**EXTERIOR HOSES**

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



Don’t forget to disconnect you outside garden hose to keep freezing water from damaging your faucet mechanism. If the faucet that goes through the wall bursts inside of your home – it can be a mess.

**WHAT IS FOR SALE IN OUR COMMUNITY**

13495, 13507F, 13527, 13545D, 13579B,

**BEST HALLOWEEN DECORATION**

Goes to 13477

**PROPERTY VALUES**



Property values in Chesterfield have declined by 15% in the last 4 years with 5% of that occurring in the last year. Nationally the average real estate value has dropped by about 20% over the same period.



**CONDOMINIUM MAINTENANCE**

The cost to maintain our community has not declined but instead we see the cost of utilities, insurance, services and labor continue to increase a little every year. Your condominium fees provide us the money that is essential to



### Homeowner Insurance

Some surprises! Because Woodsmill Pointe is in the process of reviewing and updating the homeowner’s insurance requirements, I recently reviewed my own personal condo insurance. I found some surprises that showed that I was not very well covered for some potential losses. By making a few adjustments in coverage that cost very little I was able to significantly reduce my potential losses. The two biggest areas that I found lacking were my coverage of “loss assessment coverage” and “earthquake deductible”.

[WWW.WOODSMILLPOINTE.COM](http://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](mailto:webmgr@woodsmillpointe.com)

### Winter Preparations



Every year we put out bags of salt for you to use when the need arises. Often the weather brings you spots that melt and re-freeze - need as little salt. If you have any salt left over from last year – please put it out by your door. If you have no salt we will drop off

some. We try to keep the driveways clear and time permitting clear off as many walkways as possible. There are times when snow melts and re-freezes – we have no way of monitoring or taking care of these instances. The sale is for you to apply to the problem. If you see situations that are dangerous and cannot be fixed with a little salt – please contact the office.

### Garages

We ask that if you have a garage unit with doors that you keep the doors closed during the winter. Keep out the cold, wind, leaves etc. – if you garage door opener is broken please have it fixed so that your overhead door can be closed. **Never warm up your car in the garage.**

### Holiday Decorations



We look forward to seeing your holiday decorations. Just remember that we only enjoy these when they are seasonal (don’t leave them up too long)