



# NEWSLETTER



**JAN 2013**

## 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

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

Office Phone: (314) 514-8004

Board Members are:

SECTION I	SECTION II
<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

## WHAT IS FOR SALE IN OUR COMMUNITY

13453D, 13457, 13495, 13507F, 13511, 13521 (sale pending),13527D ,



## BEWARE

Due to a late season infestation of our property by a merry band of moles we had our pest control company install traps on all of the visible tunnels. These are spring loaded devices that are marked with a pink flag. These are very powerful little devices that are designed to snap closed when triggered by a mole. Keep your pets away from these. The moles damage our property that we have spent time to develop and

maintain. Our pest control company will be controlling the moles on a year-around basis.



## ELECTIONS

Section II had one board position up for election this year. Doug Riley was re-elected. Section I holds their elections in the spring – please look for the nomination form first and then the ballot will be delivered.

## BEST CHRISTMAS DECORATION

We had a many great displays this year – it seems that there are more every year – keep it up. This year the best decoration goes to 13493



Some might say that is more in the category of gaudy but I liked it and for the moment I am the only judge (and this year I gave myself the award). If anyone would like to form a committee to judge holiday decorations – please call or write Bill Burns 314-878-8938.

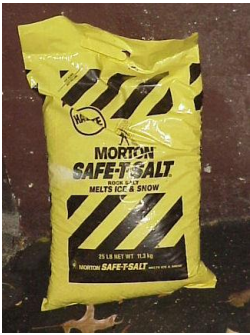
## HOMEOWNER PRIVACY

Our manager, Bill Calliott, recently received a request from one our homeowners for a contact list for all the Woodsmill



Pointe homeowners. This is the first time we can recall getting such a request. Neither our rules & regulations nor our by-laws provide guidance on the subject. We provide the homeowner access the Woodsmill Pointe operating records, minutes of meeting, financials, budget etc but not contact information of other homeowners. The State of Missouri's statutes relating to condominium issues do not address any privacy matters either. We are seeking advice from our attorney and would like your input relating to the release of your information. Some condominium communities have adopted rules where homeowner can opt-out of the release of any of their information etc. With our attorney's advice and your input we will modify our rules and regulations to have policy regarding the distribution of homeowner information. Your **input in writing** would be more helpful than a phone call.

### Winter Preparations



The salt has been delivered – you may have already used some. Don't hesitate to use the salt on those icy spot that often form, melt and re-freeze. If you see situations that are dangerous and cannot be fixed with a little salt – please contact the office. If you run out of salt call the office for more.

### Garages in the Winter

Close your garage doors to 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.**

### FEDERAL HOUSING ADMINISTRATION (FHA)

Some time ago members both boards (Section I & II) decided to not renew the application for Federal Housing Administration (FHA) qualification. The primary reason is that we do not feel that we want to encourage home ownership in our community by parties who do not qualify for traditional mortgages. The reasoning is that those who need FHA backing in order to make a purchase are much more likely to be financially unable or unwilling to support our community's annual assessments. The boards concern about the reliability of FHA mortgage holders is born out in the Sept 2012 statistics that shows the delinquency rate of FHA loans continues to climb while the overall market delinquency rate declined (17.3 % vs. 10.9 %).

There is no question that elimination of FHA buyers from the pool of prospects makes it more challenging to sell any

property. At the present time FHA backs 15% of US mortgages for home purchases. Home ownership by those more financially stable is in the best interest of our community.

We have been told by real estate agents trying to sell property in our community that we are harming our community by refusing to be an FHA qualified community. We feel that the **best interests** of our community and those attempting to sell real estate are **not the same**.

For these reasons both boards continue to feel that we do not want homeowners that need to be subsidized by the Federal Government in order to buy one of our properties in our community with a selling price of \$150,000 or less.

### DELINQUENT HOMEOWNERS

Below is a list of those who are 60 days or more overdue with their condo fee. This list will be updated on the 11<sup>th</sup> day of each month (that is when the monthly fee is overdue).

Address	Name
13587 Coliseum	Conley
13579-C Coliseum	Panner/Shields
13555-B Coliseum	Marquis
13552 Coliseum	Platt
13549 Coliseum	Bank of America
13475 Coliseum	Ramirez
13507-B Coliseum	Majac
13453-B Coliseum	Yepsen

### [WWW.WOODSMILLPOINTE.COM](http://WWW.WOODSMILLPOINTE.COM)

The Woodsmill Pointe website provides a place for our homeowners to locate information about our community including insurance coverage, by-laws, newsletters, history, etc.

Your input and contributions are welcome regarding this newsletter or the website.

[webmgr@woodsmillpointe.com](mailto:webmgr@woodsmillpointe.com) (or write to Bill Burns, 13493 Coliseum)