



NEWSLETTER



MAY 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

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 |
|-----------------------------|------------------------|
| Jun 20, 2013 | Jun 27, 2013 |
| Aug 22, 2013 | Aug 29, 2013 |
| Oct 17, 2013 | Oct 31, 2013 |
| 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

13457, 13507F, 13511,
 13521, 13527D, 13528,
 13545D, 13547, 13579B,



ELECTIONS

Section I had one board position up for election this year. Sheila Wheeler was re-elected.

WOODS MILL HISTORY

1834 Farmer and surveyor Isaac Wood purchased more land in St. Louis County. He had already been awarded a big land grant for service during the War of 1812. Wood built a mill on a road through his land about one mile north of Conway. The little road through the quiet countryside to “Wood’s Mill” became Route 141.

STORM DAMAGE AND INSURANCE

The storm that visited us on the evening of April 10 damaged a number of buildings, as well as a brick wall and fencing in Woodsmill Pointe. Most of the damage was confined to the eastern end of our community which is Section II. One unit had a major portion of the roof peeled back (see photo). Our Master Insurance



Policy covers almost all of the damages but we must pay the \$10,000 deductible. The damage was about \$30,000. The deductible will come out of this year’s operating budget without the need to tap our reserves.

Note - Had the storm damaged any of the interior portions of a homeowners unit – it would be the homeowner’s personal HO6 policy that would cover these damages (not the Master Policy). Fortunately the roofing damage pictured above did not cause any internal damage.

CONDO FEE INCREASE

Section I homeowners were recently notified that In order to fund the growing need to make major repairs and updates to building roofs the board has elected to increase the monthly condo fee. The plan will enable the roofs to be replaced over the next 8-10 years. The other option would have been to levee a large one-time special assessment.

SUMMER REMINDER

Remember that our insurance company prohibits any open flames on decks and balconies. (no charcoal, no tiki torches or chiminias, etc). Our insurance would not cover a loss related to these items – so please don’t even store these on the property.

SNOW REMOVAL

Last year we reported that the City of Chesterfield had cut



back the amount of money they set aside to assist us in the cost to remove snow from our streets. The cutbacks took place in 2010 & 2011. We, like about 40 communities in Chesterfield, maintain our own streets.

Last year we petitioned the city to restore the funding to at least the 2009 level. We received notification that the budget for 2013 did include a restoration of these funds to a little more than what was allocated in 2009.

KEEP IT CLEAN

A reminder that garages and carports are not for storage. This includes trash cans, toys, bicycles etc.

THE POOL

The pool should be open before the Memorial Day weekend. Please be careful not to damage the pool. Last year we had to spend money on repairs related directly to mis-use. The walls have a plaster covering that, due to age, is easily damaged, If the rope across the deep end is broken, the pool will be closed until the rope is repaired or replaced.

DO NOT PROP THE GATE OPEN – A KEY IS REQUIRED FOR BOTH SAFETY AND SECURITY REASONS.

St Louis County has increased their pool license fee again this year – it now costs \$355.

DOGS



DELINQUENT HOMEOWNERS

Below is a list of those who are 60 days or more overdue with their condo fee. This list is updated on the 11th day of each month (that is when the monthly fee is overdue). It is also available at <http://www.woodsmillpointe.com/late.html>

| Address | Name |
|------------------|---------|
| 13555-B Coliseum | Marquis |

| | |
|------------------|-----------------|
| 13577 | Ross |
| 13579-C Coliseum | Panner/Shields |
| 13549 Coliseum | Bank of America |
| 13475 Coliseum | Ramirez |
| 13453-B Coliseum | Yepsen |

AIR CONDITIONING OUTDOOR UNITS

Spring blossoms tend to find their way into the fins of your outdoor air conditioning unit. Unless you clean this off periodically you're A/C bill will be higher than it needs to be and the unit may not cool adequately.

MAIL BOXES

Several homeowners consistently allow mail to accumulate in their mailbox until it is overflowing. This provides a red flag that no one is home – a signal that burglars look for. In the garden condominiums the multi-homeowner mailboxes become damaged when overfilled. The Post Office has refused to deliver some homeowners mail because the mailbox is full.

STORAGE of FLAMMABLES – Please don't store un-needed quantities flammables like paint thinner or gasoline.

TOW TRUCK TIME?

Parking so that it blocks dumpsters from being emptied will result in the car being towed. If your car is towed the name of the tow yard is on the signs posted on the property.



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 (or write to Bill Burns, 13493 Coliseum)