



May 2014

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 19, 2014	Jun 26, 2014
Aug 21, 2014	Aug 28, 2013
Oct 16, 2014	Oct 30, 2014
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

ELECTIONS

Section I - Alla Kagan and Michael Keister were elected.

Section II - Bill Burns and Lily Levin were elected.

Each board member serves a 3 year term.

WHAT IS FOR SALE IN OUR COMMUNITY

13507, 13515, 13531, 13543, 13549

(Our community has not escaped some foreclosures but it looks like most are getting resolved and sold to new homeowners)



WINTER OF 2013/2014

We got a lot of snow this year. Len Brower did a great job getting the driveways clear before most had to leave for work. We did not budget for this much snow so we will be adjusting our budget allocations for the rest of the year to account for these extra expenses. So much for global warming.

Several of our homeowners experienced significant damage this winter due to the fact that their units were left without adequate heat. The resulting burst water pipes caused significant damage to a number of units that likely amounted to \$30,000 or more in damage. Make sure not only that you have adequate heat in the winter but also that your condo insurance policy is in force.

IT HAS BEEN A YEAR

It has been a year since the last newsletter – I apologize – life flies by and it is something that you get to next week. I would welcome newsworthy contributions (not household tips or recipes) to prompt more frequent issues. Grandchildren photos – new jobs – family business stories are welcome. See contact information on last page of this newsletter)

NEW RULES

Last year (2013) the board adopted a new rule that allows the community to curtail water service to home in the event that the condominium fees become delinquent. See section 9.2.15 of the Rules and Regulations (available on the [website](#))

SUMMER

The pool is undergoing some repairs as does most every spring when the cover comes off. This year’s cold temperatures were not kind to the pool. But we got an early start and hope to be open before Memorial Day weekend.

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.

NO OPEN FLAMES !! – Keep in mind that our insurance carrier prohibits charcoal, tiki torches, chimneas etc on the decks or balconies.

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.

ROOFING EFFORTS – During 2014 you will see some roofing work continue. Section I is beginning a major roof replacement program that will take several years to complete. Section II will be recoating several units this year as well



**SO WHEN YOU SEE AN IRRESPONSIBLE PET OWNER – DO SOMETHING !
USE YOUR CAMERA TO TAKE A VIDEO – WE WILL BE GLAD TO POST IT ON
YOUTUBE ®AND PUT A LINK ON OUR WEB-SITE AND IN THE NEWSLETTER**

<p>DECK REMOLDELING</p> <p>The maintenance of the decks and balconies are the homeowners responsibility. These days St Louis County wants any major projects to be permitted. The association will assist in reimbursing the homeowner 15% of the cost provided the contractor’s proposal is approved and that the contractor provide proof of liability and workman’s comp insurance.</p> <p>Excessive watering on decks with sheet metal undercovers increases the likelihood of wood rot. Be sure that the undercover allows water to drain or do as many others have done and remove the sheet metal.</p>	<p>WATER USAGE</p> <p>Although your water and sewer bill is part of your condo fee – we ask that you make sure that you don’t have leaking faucets, toilets or showers. We have some instances where there is abnormally high usage of water and if it continues we will need to investigate.</p> <p>STORAGE</p> <p>We do not allow storage under decks or in the garages or garden unit hallways. These are common areas and we can remove and dispose of items left in these areas. (no bikes, trash cans, boxes, etc)</p>
<p>BIRD FEEDERS</p> <p>Birds are nice to look but really don’t need to be fed by humans to survive. Bird feeders attract squirrels and other rodents (raccoons) because of the dropped seeds. Squirrels continue to do significant damage to our buildings which we don’t need to encourage.</p>	<p>PASSED AWAY</p> <p>Two long time Woodsmill Pointe residents have passed away</p> <p>Ron Ballinger 13537 Barry Schultes 13465</p>
	<p>WWW.WOODSMILLPOINTE.COM</p> <p>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.</p> <p>webmgr@woodsmillpointe.com (or write to Bill Burns, 13493 Coliseum)</p>