



**FEB 2015**      [www.woodmillpointe.com](http://www.woodmillpointe.com)

**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@woodmillpointe.com](mailto:condomgr@woodmillpointe.com)

Board Meeting Schedule

Forum Sec I @ 7:00	Forum Sec II @ 7:00
Thu Feb 19, 2015	Tue Feb 24, 2015
Thu Apr 16, 2015	Thu Apr 23, 2015
Thu Jun 18, 2015	Thu Jun 25, 2015
Thu Aug 20, 2015	Thu Aug 27, 2015
Thu Oct 15, 2015	Thu Oct 22, 2015

Office Phone: (314) 514-8004

Board Members are:

SECTION I*	SECTION II*
<a href="#">Mike Keister</a> – 13571 <a href="#">Sheila Wheeler</a> -13567 <a href="#">Alla Kagan</a> –13555 <a href="#">Susan Murphy</a> – 13530 <a href="#">Doug Flagg</a> - 13545	<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**

13507A (under contract)  
13507D, 13549



**WINTER OF 2014/2015**

All units get a bag of salt that is to be used by the homeowners to solve spotty icing problems. If you run out of salt call the office and more will be delivered

**THIS NEWSLETTER**

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)

**RULE REMINDER –LATE CONDO PAYMENTS**

Because we were faced with lagging condo fee payments from a few homeowners the board adopted a rule in 2013 that

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

Your condo fee is due at the beginning of each month – in recent months many have decided that paying near the end of the month is OK – it is NOT. A monthly fee is considered delinquent if not received by the end of business on the 10<sup>th</sup> of the month. We will resume publishing the delinquent payers on our website by address.

**SWIMMING POOL - 2015**

The pool is undergoing some major, long overdue repairs that started Jan 27. The coping around the edge of the pool had deteriorate over time to a point that requires it’s replacement. But we got an early start and hope to be open before Memorial Day weekend. This project has been on the list of things to do for some time.

**\$10 KEY BUY-BACK**

If you have a key to the swimming pool and don’t plan on using the key – we would like to buy it from you for \$10. We are out of keys and new ones are not available anymore. Buying back a few keys will permit us to delay replacing the lock system until 2016



**REAL ESTATE TAXES**

Most of us don’t like to pay taxes but did you know that St Louis County allows you to make partial real estate tax payments? Information is [on-line](#) or you can call 314-615-5500 for more information.

**THROWING THINGS OFF YOUR BALCONY**

It’s not in the community rules because we didn’t think that we would need to tell our homeowners not to throw their old Christmas trees off the balcony into the creek. But since we have seen this behavior twice this year (13579 & 13527) it is necessary to that we ask that this practice stop. We don’t allow refrigerators or washing machines on the balcony either even though you may have grown up that way.

**YOUR HOMEOWNERS INSURANCE POLICY**

There are two parts to insuring your condominium. The *master policy* which is purchased by the association and your homeowner policy (known as an *HO-6 policy*) which is purchased by each homeowner. *The master policy* changed in Sept 2014 – and you should review your homeowner policy to make sure your coverage matches with the master policy. You can find a summary of the current master policy as well as recommendations for your HO-6 coverage amounts at

[www.woodsmillpointe.com](http://www.woodsmillpointe.com) or you can request a copy by calling the office. Our by-laws require that each homeowner must purchase an HO-6 policy (section 6.4). This section also states that “the board may require evidence of insurance coverage”. It is the intention that later in the year the board will set up a method of providing evidence of insurance.

## SECTION II – CONDO FEE PAYMENT CHANGE

Some Section II\* homeowners did not remember that their condo fee increased in 2015 – not sure of the amount ? Call the office.

## CHRISTMAS DECORATIONS

Every year we see more units decorated for the Christmas season. There were many great looks. This year we think that the Riley’s stood out as the best. We look forward to next year.



**BEST CHRISTMAS DECORATION - 13492**

[IF ANYONE STILL HAS THEIR CHRISTMAS DECORATION UP – THEY NEED TO COME DOWN AND MAYBE GET REPLACED WITH MARDI GRAS OR EASTER]

## AIR CONDITIONING OUTDOOR UNITS

Spring blossoms (let’s focus on the warm weather) 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.

## WATER USE

Our water/sewer expenses are climbing higher than they should be – we ask that you repair dripping faucets and any toilet that may run all the time. We will be contacting some homeowners directly where the water use is higher than normal.

## DECK REMODELING

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. Before you undertake any exterior maintenance please review the plan with Bill Calliott – there are parts of your exterior deck and balcony that are the responsibility of the Association and should not be part of your project.

## PETS

Before you decide that you need more than one domestic pet please review the Rules & Regulations regarding the limitations – and of course we ask that you always



## ROOFING EFFORTS

During 2015 you will see the roofing work continue. Section I is on schedule with it’s a major roof replacement program that will take several years to complete. Section II will be recoating several units this year as well

## LAUNDRY FACILITIES

The garden units have a coin operated washer and dryer on the lower level. Over the years the usage of these units has dropped considerably due to homeowners installing their own units. The result has been that the revenue from these units does not come close to paying for the gas to heat the hot water. In 2015 we will curtail the hot water supply. Consumer Reports magazine Aug 2014 now lists detergent performance using cold water. They recommend this due to the fact that most current detergents do a great job of cleaning using cold water. They rate **Tide Ultra Free and Gentle** as the best (but the most expensive) with **All** as a second choice at about ½ the cost per load.

## STORAGE RESTRICTION REMINDER

A reminder that homeowners are not permitted to store things under their decks or in the garage areas. These are common areas and items kept there, other than your car, can be removed.

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## [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)

\*If you are not sure of you Section # - it can be found on the website – it can be found on the ByLaws/Insurance page or you can call the office