



SEP 2016 www.woodsmillpointe.com

CONSTRUCTION !

This summer and fall we will be continuing with roofing upgrades in both Section I & II. No other major project other than minor maintenance will be done until we finish roofing upgrades.

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 the manager a few days before the meeting. By writing up your issue – there will be a better understanding by all parties as the issue details. You can drop it in the mailbox at the clubhouse or Bill’s e-mail is condomgr@woodsmillpointe.com

RECOMMENDED VENDORS AND SUPPLIERS

Note that you are free to choose whatever supplier that you wish but if you are having a contractor working on the exterior of your home (deck or balcony) they need to furnish proof of liability and workers compensation insurance to the office prior to beginning work. If you are uncertain as to what kind of work is allowed by outside contractors – refer to:

Condominium Articles of Declaration: Article III: 3.7
Rules & Regulations: Article VII 7.1

Board Meeting Schedule

Forum Sec I @7:00	Forum Sec II @ 7:00
ANNUAL OPEN MEETING	
Jun 16, 2016	Jun 30, 2016
Aug 18, 2016	Aug 25, 2016
Oct 18, 2016	Oct 27, 2016
Dec Open Meeting to be announced	Dec Open Meeting to be announced

We have a few recommended vendors on our website – for example we would recommend Sure-Fix Plumbing as they maintain the common portions of our sewer system.

Office Phone: (314) 514-8004
Board Members are:

Let us know if you are planning any major deck repairs in the coming year (shingles, decking or complete replacement) – it helps us budget for the reimbursements that are due if you follow the procedures outlined in the Rules.

SECTION I*	SECTION II*
Mike Keister – 13571 Judith Griffin -13534 Alla Kagan –13555 Susan Murphy – 13530 Doug Flagg - 13545	Bill Burns – 13493 Dave Meyer -13524 Doug Riley - 13492 Lilly Levin - 13494 Sandy Schierbaum - 13515

If you have had a great experience with a service supplier (electrician, painter etc) – let us know and well will add their information to our website
http://woodsmillpointe.com/contractors_vendors.html

INSURANCE

In September we renewed the association master insurance policy – and of course there was an increase. This year (Sept – Aug) there has been a change that should be addressed by each homeowner. There is a change in the amount your personal homeowners HO6 policy must pay – we will be sending out an insurance packet to all homeowners regarding this – Your agent can get the full details of the master policy coverages as well as how your personal homeowner policy should mesh with the association policy on our website
http://woodsmillpointe.com/rules_regs_insurance.html

WHAT IS FOR SALE IN OUR COMMUNITY

- 13485 G
- 13495
- 13507 D (sold)
- 13551



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) – drop in mailbox or [e-mail](mailto:billgburns@gmail.com) me [billgburns at gmail.com](mailto:billgburns@gmail.com)

TREES

We will be trimming and removing trees this fall. There are several trees that will be removed because:

- They are damaging the building under them
- They are about to split (Bradford Pear variety)

- They have Gall which is killing pin oaks

Trees needing trimming or removal represent a big liability for our community so good maintenance is necessary.

STORM DRAIN REPAIRS

We are experiencing the need to replace some sections of storm drains that have rusted through (45 years old) – last year we had to replace two drains – this year we have at least one other unit that will be replaced this fall.

TRASH

Please place all trash **INTO** the dumpster **NOT NEXT TO** the dumpster. Recently some homeowner placed paper bags of trash next to a dumpster which resulted in garbage and trash being strewn all over by the animals that live in Chesterfield.

On the other hand it has been against the law in Missouri since 1991 to dispose of appliances in a landfill. This month Waste



Management refused to empty a dumpster where a homeowner deposited a washing machine. This cost time and money to have the machine removed from the dumpster and to have it disposed of properly. We intend to fine anyone known to have done this.

If you need to have appliances hauled away – call Ron's Recycle Service (314) 703-8602 - \$10.

DRIVEWAY REPAIRS



In mid-Sept we patched most of the significantly deficient areas of the driveways. This involved 30,000 pounds of asphalt. Our long term plan (after we address the roofing projects) is to look at major rejuvenation of the drives and areas under decks.

VANDALISM/BREAK-INS

In the July/Aug timeframe two of our residents experienced some vandalism to their cars. This does not happen very often in our community. We recommend that you have a motion detector floodlight under your deck, keep front and rear porch lights on at night. Call the police first (before you call the office) if you see something/someone suspicious or if you experience any criminal activity.

PETS

We continue to note that a few of our homeowners do not pick up after their pets. Some think that taking their dogs behind the garden units (along the creek) will shield them from others seeing that they are too lazy to pick up the poo. Don't they



notice that there are four homeowner balconies right above their dubious gift to the community?

Keep your pets on a leash – at all times. It's the law for reason.

Recently a homeowner left a dog lease on an air conditioner unit behind one of the garden units – when the unit cycled on the leash was sucked in and damaged the unit. The person who did this (you know who you are because you are missing a

leash) should offer to pay for the damage you have done.

WEB BASED NEIGHBORHOOD

There is a new website called Nextdoor when you can find others in our area that have registered. This is place where people ask about contractors, offer items for sale, comment on neighborhood issues etc. It is located at <https://nextdoor.com/>

PARKING

It has been brought to our attention that at times when parking places are at a premium – one or two homeowners park in such a way to block access to the driveways that branch off of Coliseum. If your drive is blocked by someone parking on Coliseum – do not complain to the office – call the Chesterfield police department (636) 537-3000 and ask that the vehicle be towed.

SECTION II - Election

Look for election related information in November – as we will be electing two board members in December.

