



NEWSLETTER



July 2017 www.woodsmillpointe.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@woodsmillpointe.com

Board Meeting Schedule *NOTE that SEC II meetings have changed from last Thursday to Last Wednesday

Forum Sec I @7:00	Forum Sec II @ 7:00
ANNUAL OPEN MEETING	
Jun 16, 2016	Jun 29, 2017
Aug 18, 2016	Aug 30, 2017*
Oct 20, 2016	Oct 25, 2017*
Dec Open Meeting to be announced	Dec Open Meeting to be announced

Office Phone: (314) 514-8004

Board Members are:

SECTION I*	SECTION II*
Mike Keister – 13571 Judi 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

WHAT IS FOR SALE IN OUR COMMUNITY

13453 B, 13453 G & 13477 under contract, 13550, 13555 D



In the last year we have seen 13 new homeowners -

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. Mail to Bill & 13493 Coliseum or e-mail webmgr@woodsmillpointe.com

CONSTRUCTION !

This summer and fall we will be continuing with roofing upgrades in both Section I & II. Section II will also be replacing some tie walls.

RECOMMENDED VENDORS AND SUPPLIERS

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

INSURANCE & RULES/REGULATIONS

If you have not already received the packet – you should expect to receive a packet that contains updated insurance information. You should review the changes in the association policy and make sure that your personal HO6 homeowners policy will cover the revised deductibles. You may want to forward a copy to your insurance agent. Note the Section II homeowner will also receive a revised set of rules and regulations.

DECK & BALCONY MAINTENANCE

It is up to each homeowner to maintain their own deck or balcony. This includes the flooring/joists, support beams as



well as the exterior wall (loose shingles on decks and balconies are not the responsibility of the association). The association is responsible for the maintenance of dividing walls and the top rail of all deck walls. To encourage timely maintenance the association offers to help by supplementing about 15% of the cost for this maintenance. But in order to qualify the project plans should be submitted to the manager for approval and if an outside contractor is hired – they must

provide liability and workman’s compensation insurance to the manager before work begins. Invoices for supplies and labor must be submitted after work is completed and inspected. Depending on the nature of the work a construction permit may be required by the city/county.

STREET SAFETY



We see many cars traveling Coliseum Drive at a speed that is not safe or legal. Because we have no sidewalks our residents walk their dogs, ride their bikes and just commute with the car traffic. Please keep this in mind when driving.

If you are out walking at night – please be sure to wear light colored or reflective clothing so that you can be seen.



REMEMBER TO DO YOUR DUTY WHEN YOUR DOG DOES HIS



AIR CONDITIONING MAINTENANCE

Our air conditioners have been working hard this year. Two things that you, the homeowner, should keep in mind is your responsibility.

- A) Cleaning the external coils of dirt, leaves and cottonwood – if the external coils are loaded with dirt your unit is working longer and harder than is necessary - \$\$
- B) If you live in a garden unit be sure to keep the condensate drain tubing clear of obstruction. If the tube gets clogged the overflow water ends up damaging the ceiling of the unit below you or it may leak into the garage ceiling. This damage is your responsibility - \$\$.



EMERGENCY PHONE NUMBERS

When problems occur within or near your unit – you should call:

- Ameren UE
 - Lights Out 314-342-1000
 - Billing / Acctg ... 314-342-1111
- Animal Control314-726-6655
- Appliance Recyclers314-703-8602
- Chesterfield City Hall..... 636-537-4000
- Chesterfield Fire Inspect... ..314-576-4173
- Chesterfield Police636-537-3000
- Electrical¹..... 636-343-0504
- Laclede Gas 314-621-6960
- Len Brower(cell).....314-795-4062
- Furnace¹, A/C..
 - B&B Heating/Cooling 314-838-9800
- [MO American Water](#)314-991-3404
- MSD (sewer)314-768-6200
- Plumber¹ (clogged drains)
 - Sure Fix Plumbing.... 314-351-4399
- Post Office (Town / Cntry)... 636-391-4903
- Poison Control800-222-1222
- Waste Management314-506-4750

BE CAREFUL NEAR THE CREEK

You may have noticed that we have installed a simple wire fence and have added some cautionary signs as well near the edge of creek on the north side of Woodsmill Pointe. –There are not very many good reasons for any of our homeowners to be near the edge of the creek but this installation has been a suggestion from our insurance carrier.

¹ These references for licensed plumbing, electrical and HVAC contractors are based on our good experience with these contractor’s services and they are rated A+ by the Better Business Bureau – you are certainly free to choose anyone you like and trust.