



January 2019 [www.woodsmillpointe.com](http://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](mailto:condomgr@woodsmillpointe.com)

Forum Sec I @7:00	Forum Sec II @ 7:00
<b>ANNUAL OPEN MEETING</b>	
Feb 21, 2019	Feb 27, 2019
Apr 18, 2019	Apr 24, 2019
Jun 20, 2019	Jun 26, 2019
Aug 15, 2019	Aug 28, 2019
Oct 17, 2019	Oct 30, 2019
Dec Open Meeting to be announced	Dec Open Meeting to be announced

Office Phone: (314) 514-8004

Board Members are:

SECTION I	SECTION II
<a href="#">Mike Keister</a> – 13571 <a href="#">Judi Griffin</a> -13534 <a href="#">Susan Murphy</a> – 13530 <a href="#">Doug Flagg</a> – 13545 Open Seat	<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**

If you remodel – it can pay off in higher sales price. A recent sale saw a 2 bedroom garden unit sell for more than \$140,000.



**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](mailto:webmgr@woodsmillpointe.com)

**CONSTRUCTION !**

This year we will be continuing with roofing upgrades in both

Section I & II. Section II will also be replacing some tie walls. These are significant expenditures to keep your investment viable. A new building roof is > \$40K, A large tie-wall is > \$15K. These projects will reduce street parking spaces while they are being done.

**CHRISTMAS DECORATION**

Although it is already a new year we were happy to see more and more homeowners putting out holiday decorations and lighting. This year a group of homeowners banded together to decorate the courtyard encompassed by units 13530 through 13536. So a special shout out for the group effort!!



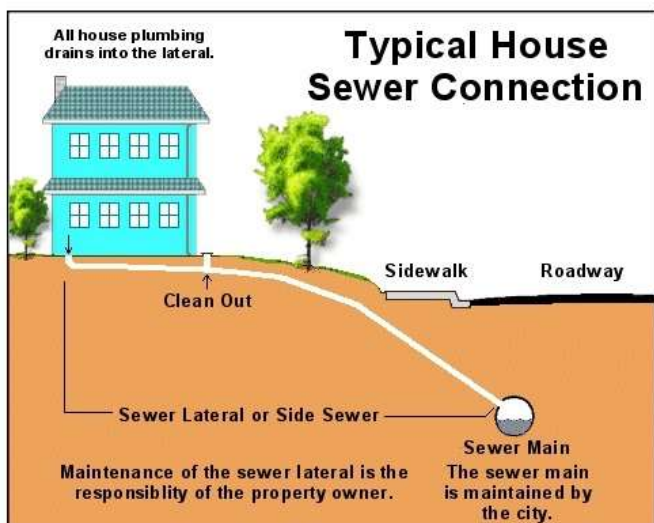
**INSURANCE & RULES/REGULATIONS**

Last August we were notified by American Family Insurance that they were going to cancel the coverage for all of our buildings. This is a corporate move to get out of the multiple family unit coverage (condos & apartments). After some negotiation we determined that their biggest area of losses was roofing claims. Although we had not made any big roofing claims we found that American Family would renew if we accepted a higher deductible for roofing claims and because we were already in the process of updating/replacing all of our roofing. The higher deductible requires that each homeowner increase

their own personal HO6 coverage to make up the difference. This individual coverage increase cost most of us about \$20 more a year. The alternative would have been coverage by another company with a cost to each homeowner of about \$30 a month in higher condo fees. **HAVE YOU UPDATED YOUR INSURANCE DEDUCTIBLE – AND HAVE YOU SENT A COPY TO THE OFFICE OF THE ‘DECLARATIONS PAGE’ OF THE POLICY ?**

**CLOGGED DRAINS AND SEWER CONNECTIONS**

Condominiums offer maintenance of common elements used by all residents but do not cover costs of items that are dedicated to a specific homeowner. Examples of this are appliances, doors and windows and includes drain clogging issues. Each of us has drain lines from sinks, toilets etc that flow to a pipe called a sewer lateral. The lateral is connected to the main collection line in the driveway or in the street.



Any clogs or blockage that occurs in your home or in your lateral are the responsibility of the homeowner not the association. If you live in a garden unit you may share the lateral with others in your building. **Don't put grease, coffee grounds, cloth wipes, paper towels, sanitary items, etc. down the drain.** The association annually cleans the common collection pipes so that the laterals have unobstructed flow to the sewer system. If you drain clogs or water backs up – call your plumber or see our list of emergency numbers.

**NEW DOG IN TOWN?**

The pet waste has started piling up behind 13527 Coliseum. If you can't pick up after your pet – put it up for adoption.

Keep you dog on a leash – it's the law in Chesterfield and part of our community rules.

**SUSPICIOUS ACTIVITY**

If you see something that you consider criminally suspicious report it to the Chesterfield Police Dept. – they want you to call. The association does not investigate or prosecute criminals – so tell the police first.

**PORCH LIGHT AT NIGHT**

We encourage townhouse owners to leave their porch light on all night – it makes it easier to see walkways and increases security. The cost to operate one of the new 12w LED bulbs is about \$1/month if the bulb is on 12 hours each night.



**CONDO FEE CHANGED IN 2019**

Section II owners – make sure you pay the correct amount. The monthly fee increased in 2019 – It was part of the December letter and 2019 budget letter. Call the office if you don't know the new amount.

**DUMPSTER DON'TS**

Don't put mattress or similar item in or next to the dumpster. Call the office for advice on these items.

**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 Control .....314-726-6655
- Appliance Recyclers .....314-703-8602
- Chesterfield City Hall..... 636-537-4000
- Chesterfield Fire Inspect... ..314-576-4173
- Chesterfield Police .....636-537-3000
- Electrical<sup>1</sup>..... 636-343-0504
- Laclede Gas ..... 314-621-6960
- Len Brower(cell).....314-795-4062
- Furnace<sup>1</sup>, A/C..
- B&B Heating/Cooling 314-838-9800
- MO American Water .....314-991-3404
- MSD (sewer) ..... ..314-768-6200
- Plumber<sup>1</sup> (clogged drains)
- Sure Fix Plumbing.... 314-351-4399
- Post Office (Town / Cntry)... 636-391-4903
- Poison Control .. .....800-222-1222
- Waste Management .....314-506-4750

<sup>1</sup> 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.

