



May 2019 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

Forum Sec I @ 7:00	Forum Sec II @ 7:00
ANNUAL OPEN MEETING	
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
Mike Keister – 13571 Judy Griffin -13534 Susan Murphy – 13530 Doug Flagg – 13545 Angela Nolan - 13540	Bill Burns – 13493 Dave Meyer -13524 Doug Riley - 13492 Lilly Levin - 13494 Sandy Schierbaum - 13515

WHAT IS FOR SALE IN OUR COMMUNITY

Nothing currently on the market -



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

Are you getting ready to embark on a major repair or upgrade to your condo? Remember that deck repairs and upgrades are eligible for partial reimbursement but

you must submit your project for consideration BEFORE you begin the project. Any work done by contractors to common limited elements (decks, balconies, satellite dishes, antennas, etc) must have liability and workers compensation insurance. If you are doing work inside your unit that involves moving or taking down a wall – clear it with the manager before beginning the project.

INSURANCE & RULES/REGULATIONS

HAVE YOU UPDATED YOUR INSURANCE DEDUCTIBLE – AND HAVE YOU SENT A COPY TO THE OFFICE OF THE ‘DECLARATIONS PAGE’ OF THE POLICY ?

SUSPICIOUS ACTIVITY

Last newsletter we told you to report any suspicious activity to Chesterfield Police. Since that time we have been made aware of people coming through and flipping door handles to see if the car is unlocked (car creepers) – this is happening with greater frequency throughout the area – don’t leave anything that ‘looks’ valuable in view in your car and lock the doors.

AIR CONDITIONERS

I have observed that many air conditioners are already running. Have you checked the outside coils to see if they are free of contamination? They need to be cleaned at least once a year – if



not your electric bill will be a lot higher than it needs to be. Many newer central air condensing units (outside unit) do not make it easy to clean the coils – it may be necessary to remove the outer sheet metal cover to accomplish this task (or call you’re A/C repairman). **IF YOU LIVE IN A GARDEN UNITS – MAKE SURE THE CONDENSATE LINE THAT DRIPS WATER IS NOT CLOGGED AND I SET PROPERLY IN THE DRAIN – YOU ARE RESPONSIBLE FOR WATER DAMAGE BELOW YOUR UNIT.**

SWIMMING POOL

It was late March when we were able to get a good price on some needed spot repairs to pool walls & floor. Some new valves were installed on the filters in April. The pool should be ready to open in mid-May. Pool rules distributed soon.



GOOD DOG OWNER PICTURED ABOVE – other species not considered desirable

NEW WALLS

This picture shows two new Versa-Lok walls that replace some aging railroad tie walls. We still have many walls to replace. Section II will be replacing another wall in 2019.



NEW LITTLE LIBRARY

This year we added a 'little library' to the community. Feel free to find a book to read. Leave a book for someone else to read.



DUMPSTER MANNERS

- If you are rehabbing or spring cleaning – don't fill up a dumpster keeping others from disposing of their trash – no bulk items (water heaters, couches, appliances etc)*
 - Got smelly garbage? – please bag it – no one like stinky dumpsters (except the racoons)

*If you have bulky items to dispose of we encourage you to contact the Waste Management (number below) to arrange a bulk item pickup. There are several companies that will pick up washers, water heater etc for free – one of them is listed below.

STORAGE

Reminder - No storage is allowed under decks or in garage areas – the association has the right to remove and dispose of stored 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 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
- Tom Receniello.....314-920-8665
- Waste Management314-506-4750

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.