



NEWSLETTER



Aug 20, 2020 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	
Oct 15, 2020	Oct 28, 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
Judy Griffin -13534 Susan Murphy – 13530 Rae Cardwell – 13527 B Angela Nolan – 13540 Emily Goldschmidt – 13579 D	Bill Burns – 13493 Dave Meyer -13524 Doug Riley - 13492 Lilly Levin - 13494 Sandy Schierbaum - 13515

WHAT IS FOR SALE

Properties are moving very quickly – the prices vary significantly based on the condition of the condo – the range is \$100 - \$160 sq/ft.



KID SAFETY AT WOODSMILL POINTE

Please do not let your kids ride or walk up and down the driveways – it is very easy for someone to back out and not see a child playing where they should not be. Riding or playing on the street should be carefully supervised.

HOME REPAIRS

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. Proof of insurance to be provided to office BEFORE construction. 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. Some work needs a permit – see our website Contractors/Vendors page for a link to when a permit is required

INSURANCE & RULES/REGULATIONS

We have received our annual renewal (9/1/2020) for the insurance that covers those parts of the buildings not covered by your personal HO6 condo owners policy. Our insurance went up 9.4% (\$9,784) which is significant considering we received a 12% increase last year.

HAVE YOU UPDATED YOUR PERSONAL HOMEOWNER INSURANCE DEDUCTIBLE? – AND HAVE YOU SENT A COPY OF YOUR HO6 POLICY TO THE OFFICE? WE NEED ONLY A COPY OF THE ‘DECLARATIONS PAGE’ OF THE POLICY ? .

CONSTRUCTION

Section I is moving along with roof replacement in 2020 w new roofs at 13587, 13559 – next will be 13567 + one more. Section II replaced another tie wall and will be replacing a roof this year and re-coating several others. Other painting, shingling, projects underway.

AIR CONDITIONERS

IF YOU LIVE IN A GARDEN UNIT – MAKE SURE THE CONDENSATE LINE THAT DRIPS WATER IS NOT CLOGGED AND IS SET PROPERLY IN THE DRAIN – YOU ARE RESPONSIBLE FOR WATER DAMAGE BELOW YOUR UNIT.



SWIMMING POOL

Due to Wuhan Virus concerns the rules set out by St Louis County it was not possible to open and have trained staff at the pool to check health and limit occupancy to 14.

TREATED LIKE CHILDREN

If you have had kids you know that you are continually reminding them what is expected of them and how they should behave. This paragraph does NOT apply to you unless:

You let your animals out without a leash.

You don't pick up after your pets.

You plant large bushes or trees on common ground without clearance from the office.

You fill up the dumpster with home improvement trash or assembled empty boxes so that there is no room for regular trash (pick-up in Mon & Thurs).

You place things like couches in the dumpster or leave it laying by the side of the dumpster. Ask the office to arrange a large item pickup. Most appliances will be pickup up free by Rons Recycling 314-703-8602.

You park cars that rarely move along the street making our tight parking situation worse. When this complex was built – a 2 car family was unusual – now some households have 3 or more cars.

ELECTRICAL UPGRADES

Last month about 42 homeowners in Sec II were notified that they will need to replace their circuit breaker panel within the next year. These units were built with a circuit breaker product long deemed unsafe by fire marshals and insurance companies. Our insurance company has asked that we get these replaced as soon as possible.

All of our homes are built with aluminum wiring. This was standard practice in late 60's & early 70's because of the high cost of copper. Aluminum wiring requires a little more attention than copper wire. The big problem is that connections on outlets and switches tend to work loose with use. A loose connection causes heat buildup – even sparks. At minimum you consider replacing all outlets and switches with ones that carry a CO/ALR rating if you have not already done so. It is not likely that your unit was built with these types switches and outlets as they became available only years after problems with aluminum became evident. There is a 2nd more extensive (expensive) option that involves adding a short copper pigtail to the end of each aluminum wire. Consult your electrician. We have found that working with Roberts Electric¹ in Ballwin (636) 256-8170 has been very satisfactory.



GOOD DOG OWNER PICTURED ABOVE – other species not considered desirable



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 ¹	636-256-8170
Laclede Gas	314-621-6960
Len Brower(cell).....	314-795-4062
Furnace ¹ , A/C..	
B&B Heating/Cooling	314-838-9800
MO American Water	314-991-3404
MSD (sewer)	314-768-6200
Plumber ¹ (clogged drains)	
Sure Fix Plumbing....	314-351-4399
Post Office (Town / Cntry)...	636-391-4903
Poison Control ..	800-222-1222
Tom Receniello.....	314-920-8665
Waste Management	314-506-4750

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.