



May 2021 [www.woodsmillpointe.com](http://www.woodsmillpointe.com)

**BOARD MEETINGS** – our board meetings are being held virtually during 2021 (via Zoom). 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)

Office Phone (314) 514-8004

Board Members are:

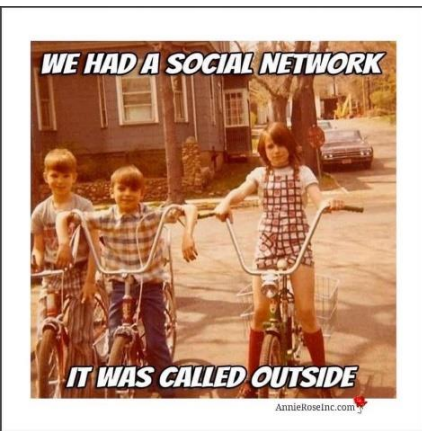
Forum Sec I @ 7:00	Forum Sec II @ 7:00
<b>Board Meeting Schedule</b>	
Feb 18, 2021	Feb 24, 2021
Apr 15, 2021	Apr 28, 2021
Jun 17, 2021	Jun 30, 2021
Aug 19, 2021	Aug 25, 2021
Oct 21, 2021	Oct 27, 2021
Dec Open Meeting to be announced	Dec Open Meeting to be announced

SECTION I	SECTION II
<a href="#">Angela Nolan</a> - 13540	<a href="#">Bill Burns</a> – 13493
<a href="#">Judy Griffin</a> -13534	<a href="#">Dave Meyer</a> -13524
<a href="#">Susan Murphy</a> – 13530	<a href="#">Doug Riley</a> - 13492
<a href="#">Rae Cardwell</a> – 13527 B	<a href="#">Lilly Levin</a> - 13494
<a href="#">Emily Goldschmidt</a> – 13579 D	<a href="#">Sandy Schierbaum</a> - 13515

**LANDSCAPERS**

Our current landscaping crew have been doing a great job and a very reasonable price. This is their third year and compared to previous companies we are very pleased. They are charged with cutting/trimming the grass, raking, mulching. In addition, they trim the shrubbery and take care of the plantings we have along Coliseum. They take care of the fronts of about 80 buildings and common areas. Please do not engage in planting your own idea of what is appropriate for the common area near or in front your residence without asking for permission from the office. Special plantings require special care and that is not an expense we want to undertake. Like to garden more? Put some pots on your deck or balcony or perhaps buy a house with a yard.

**KIDS IN THE STREETS**



When I first moved here in 2002 the area had the feel of a retirement community as it was rare to see kids out playing. I am happy to say that we have a lot more kids in the neighborhood. That keeps us young and helps strengthen the whole community. There are some issues that we would like to bring to the attention of our homeowners:

We ask that you **drive carefully** as often the kids will be crossing the street or playing in the street and they forget to look before leaping.

We have advised the parents that crossing the street and playing in the street is dangerous and that parental supervision is a must to reduce chance of a mishap. We have also asked that parents keep their children from:

- 1) Playing under carports or in lobbies of garden units
- 2) Playing on retaining walls or in planting areas
- 3) Leaving their toys and trash behind when they go in. (scooters etc) & (snack packages soda cans etc)

**LOCK IT OR LOSE IT**

We are fortunate that we have a very low incidence of criminal activity in Woodsmill Pointe. We have, over the last 5 years however, had a motorcycle stolen, one home burglarized and have seen people walking the community flipping car door handles looking for unlocked cars. Leave your porch lights on at night. Put a motion activated light under your deck and of course lock your doors / windows – including patio and deck doors. If you see suspicious activity call the police first before you contact the manager – our manager cannot investigate crimes or pursue criminals (and he flunked his fire arms safety course).

## NO OPEN BBQ or TORCH FLAMES

A reminder that since 2002 our insurance carrier prohibits the use any device that burns wood or liquids on the balconies and decks. No charcoal, No Tiki Torches, No wood in firepits or chimneys etc. You can use propane or natural gas fired appliances.

## SWIMMING POOL

The pool will be open this year! there are some new operating procedures that we are following based on Covid19 related guidelines from St Louis County. These will be outlined in a separate bulletin. As always you use the pool at your own risk – that no life guards – only responsible adults and parents need attend. Hours are 9 to 7.

## AIR CONDITIONER DRAIN LINES

Soon your air conditioner will have a lot of water dripping off of the coils – make sure the drain hose is clean before the season starts. This can be done with a funnel and some vinegar or hydrogen peroxide. Disconnect the hose at the air conditioner and pour the solution through the hose to break up the mold/mildew that has formed. If the liquid does not flow through it means you have a clog that needs to be cleared. A clogged hose means that water will leak onto your floor. If you live in a garden unit this leakage will damage the drywall ceiling below your home (either the garage ceiling or your neighbors ceiling).

## ONGOING MAINTENANCE PROJECTS

The roofing replacement and resurfacing work in Section I & II will continue in 2021.

## REAL ESTATE

The St. Louis real estate market is a sellers market due to a shortage of homes for sale. Condos in our community are selling quickly. Currently listed on Zillow

13507 F - \$199,000 (recently remodeled)	13523 – Sold \$205K
13502 - \$169,750 (sale pending)	13534 - \$189,000
13555 - \$117,500 (sale pending)	



## CONDO FIRE

If you did not know, the construction activity across from the pool at the two end units is the result of a fire that damaged the two condos. Fortunately, no one was hurt. Both homeowners had their personal HO6 insurance in place which will allow the interiors to be built back.

## LEN & TOM



If you need to have Len or Tom assist you with a project keep in mind that this would be at your personal expense. Both Len and Tom are independent contractors (not employees of the association) who bill the association for their work.

## STORAGE

Remember that we do not allow storage of items under decks or in the parking areas of the garage.



ITEMS STORED UNDER THE CARPORTS AND IN GARAGE AREAS OUTSIDE OF STORAGE LOCKERS CAN BE COLLECTED AND DISCARDED

