

ADDRESS LABEL

WOODSIDE TRAILS NEWSLETTER – SUMMER 2022 EDITION

#### Trash containers

We ask that all trash containers be placed on the asphalt or concrete areas at the end of driveways. **PLEASE DO NOT PLACE THEM ON THE GRASS.** Our trash service picks up every Thursday. This is the same day that Brake landscaping comes to take care of our lawns.

#### Asphalt sealing

Starting July 18<sup>th</sup> 2022 Gateway asphalt sealing will start working on the common parking lots and roadways owned by Woodside Trails association. Letter postings will be placed on residents doors with the work schedule for your affected area. These areas will not be able to be driven on for 48hrs. Additional parking is available at the tennis court and clubhouse. Thank you for your cooperation during this time.

# WOODSIDE TRAILS

## CONDOMINIUM ASSOCIATION NEWSLETTER

SUMMER 2022 EDITION

### BOARD OF DIRECTORS

TIM CIBULKA  
PRESIDENT

JACK SHAFER  
MEMBER AT LARGE

MICHELLE SCHUCKMAN  
SECRETARY

### MANAGEMENT COMPANY

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JEFF STRAUSER  
COMMUNITY ASSOCIATION MANAGER

CHRISTINA MOORE  
ACCOUNTING REPRESENTATIVE

GARY CASSIDY  
MAINTENANCE TECHNICIAN

### COMMUNITY INFORMATION

Woodside Trails Condominium Association is comprised of 207 condominium units and 24 buildings in three styles, mansion style, Garden style, and Villa style. Amenities include pool, clubhouse and tennis court.

Visit us online at  
[www.woodsideside.com](http://www.woodsideside.com)

### SUMMER UPDATE

The Board of Directors is pleased to provide this Summer 2022 community newsletter to our Woodside Trails owners and residents. Included within, please find helpful information and reminders for the summer season.

### NEXT EXECUTIVE BOARD MEETING

MONDAY JULY 18<sup>TH</sup> 2022 @ 200PM  
AT THE WOODSIDE TRAILS CLUBHOUSE

This meeting will be board members and the AMC Property Manager. Owners may attend this meeting also, but will not be allowed to interrupt the proceedings.

### The 2022 Woodside Trails Annual Meeting

We would like to thank all of our residents who participated. We had a great turnout and addressed several topics throughout the community. Please feel free to call the management office with any questions, comments or concerns about the community.

The board of directors and members of the Woodside Trails Association would like to thank Glenda Loehr for her dedicated service to the board. Thank you Glenda

We would like to welcome Michelle Schuckman to the Woodside Trails executive board. She has been a resident for 2 years and is excited to be a member of the board. If a resident owner would be interested in serving they can contact the AMC Management office at 314-291-1450

### CONTACT INFORMATION

Please be reminded to provide AMC Management with your current email address, phone number(s) and contact information. It is important that they have this updated information in their records at all times.

## **\*\*\*REMINDERS\*\*\***

### **RENTAL CONTROL**

More responses are needed to decide this issue. Bottom line, if you wish to limit the number of rental units in WST, check the "IN FAVOR" box. If not, check the "NOT IN FAVOR" box. Having rentals is not a bad thing. Too many can affect your property. Ballots have been sent out to those who have not cast their vote. If you have any questions regarding this please feel free to call the office at AMC Management 314-291-1450

### **LAWN MAINTENANCE**

**During the months of summer the grass starts to wither and brown. If there is an area that requires more needed attention please contact the office? The association has a large number of hoses and sprinklers that can be placed around the property. Just call Jeff at 1-314-291-1450**

### **SAFETY AND DRIVING PRECAUTIONS**

We still receive reports of speeding throughout the community. The speed limit posted is not a suggestion, it is the law. Please do not exceed the posted limits. We have a large number of regular walkers as well as residents walking their dogs. Please help to keep our community safe.

### **PARKING**

Woodside Trails has limited parking outside of our drive ways. The St Louis county designed streets are only 25ft wide for which the city of Ballwin allows parking on only one side of the street designated by posted signs. There is no parking around the cul-de-sacs. Additional parking is available in the commercial lot by the tennis court.

### **MAINTENANCE TIPS**

Summer is here. Remember to adjust your thermostat so it does not constantly run during the summer temperatures. Closing blinds also helps to keep the heat out. Don't forget to change your filter.

### **CLUBHOUSE**

**The community clubhouse is available for all owners to enjoy. It can be reserved for special occasions, or used for a gathering with friends to play cards or maybe exercise**

### **Pool improvements**

**Progress continues on our pool. The re-surfacing has been completed and turned out great. There are several loose and missing tiles to be replaced. As soon as the new pool furniture arrives we should be looking good for a long time to come.**

### **ATTENTION DOG OWNERS**

**With the arrival of summer the heat has come along for the ride. Remember to take your pet to a shaded area for their relief and try to avoid landscape areas.**

### **ARCHITECTURAL CONTROLS REMINDERS**

The Board of Directors reminds everyone that any alteration to the exterior of the building, common grounds, or limited common elements *requires prior approval from the Board.*

This requirement exists to ensure the community consistency and pleasing exterior appearance is properly maintained. No owner or other party may make alterations to the exterior of the property without oversight and consideration of the impact that such an alteration could have. This also applies to placing items outside of our doorways and halls for Garden building owners.

To seek approval for an alteration or improvement, please file an Architectural Request and submit to AMC Management, LLC. Once submitted, the Community Manager will review the request prior to forwarding to the Board for review. Once the Board has reached a decision that decision will be communicated to the requester in short order, via an approval or denial letter sent by mail. Forms can be found at [www.woodsidetrails.com](http://www.woodsidetrails.com). Paper forms are also available at the clubhouse inside the side entry door. Your pool key will open this door. Your cooperation is necessary and greatly appreciated!

### **TRASH SERVICES AND REMINDERS**

Large appliances, electronics, furniture, etc. will be removed on the last Thursday of the month. You *must* contact Waste Connections (636-321-2100) prior to placing these items out for pick up. Removal of bulk items must be scheduled beforehand.