

WOODSIDE TRAILS CONDOMINIUM ASSOCIATION
C/O AMC MANAGEMENT, LLC
3153 FEE FEE ROAD
BRIDGETON, MISSOURI 63044

ADDRESS LABEL

WOODSIDE TRAILS NEWSLETTER – WINTER 2020 EDITION

SOCIAL COMMITTEE EVENTS – SAVE THE DATE!

The Woodside Trails Social Committee is planning to host several events throughout the 2020 year! These events are the perfect opportunity to socialize and get to know your neighbors, and are held at the Woodside Trails Clubhouse! We encourage everyone to attend!

The 2020 Coffee Socials will be held on March 7th, June 6th, September 5th and November 7th from 8:30am until 10:30am! We hope to see you all there!

The 2020 Community BBQ Social will be held on July 18th from Noon until 3:00pm! Come join for some delicious BBQ with your neighbors!

The 2020 Holiday Social will be held on December 5th from 4:00pm until 7:00pm. Enjoy snacks and refreshments with your neighbors!

BASKETBALL HOOPS

The Board would like to remind everyone that storage of basketball hoops and other sports equipment on the driveways or other parts of the common elements is not allowed within the community. A sports court with a brand new basketball hoop is available for all Owners and their residents/tenants to enjoy, so please enjoy it!

THE LATEST INFORMATION ABOUT WOODSIDE TRAILS IS ALWAYS AVAILABLE AT:
WWW.WOODSIDETRAILS.COM

WOODSIDE TRAILS

CONDOMINIUM ASSOCIATION NEWSLETTER

WINTER 2019/2020 EDITION

BOARD OF DIRECTORS

STEVE STANSBERY
PRESIDENT

BUD WENDLING
VICE PRESIDENT

MIKE MOLL
TREASURER

GLENDA LOEHR
SECRETARY

TIM CIBULKA
MEMBER AT LARGE

MANAGEMENT COMPANY

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GREG PHILLIPS
COMMUNITY ASSOCIATION MANAGER

CHRISTINA MOORE
ACCOUNTANT

JEFF STRAUER
MAINTENANCE TECH.

COMMUNITY INFORMATION

Woodside trails condominium association is comprised of 207 condominium units and 24 buildings in three styles, mansion style, apartment style, and villa style. Amenities include pool, clubhouse and tennis court.

Visit us online at
www.woodsidetrails.com

TRASH RECEPTACLE STORAGE REMINDERS

In accordance with the community's rules and regulations, all trash receptacles (totes, cans, etc.) are to be stored in an enclosed garage and not out in the open, under a staircase, behind a bush, alongside any building, or on any other part of the Association's common elements.

This regulation exists because improperly stored trash receptacles detract from the pleasing and consistent exterior aesthetic of the community, and therefore have a negative effect on everyone's property values.

As it has become apparent some Owners or residents within the community have neglected to ensure their compliance with this rule, the Board of Directors has enacted a new policy pertaining to improperly stored trash receptacles. That policy is as follows:

1. The receptacle will be tagged with a note requesting it be relocated within 48 hours.
2. Receptacles not relocated within 48 hours will be confiscated and stored in a secure location.
3. Owners or residents will be required to pay a fee of \$25.00 in order to secure the return of their receptacle.

Should anyone have any questions in regards to the trash receptacle policy, please contact Greg at AMC Management and he will be happy to clarify.

RECYCLE DUMPSTERS NEAR CLUBHOUSE

All Owners and residents within the community are reminded that the recycle dumpsters located near the clubhouse are for recyclable waste only, and under no circumstances to be used for discarding bulk waste.

The Association has been plagued with several recent incidents of everything from cabinets to furniture being deposited into the recycle dumpsters, and therefore has turned a security camera to ensure any future violators can be identified and prosecuted.

In addition to legal action for anyone who is not a WST Owner or resident, those Owners and/or residents determined to be contributing to this problem will receive a fine of \$250.00.

Please never deposit anything into the recycle dumpsters that is not recyclable. Your cooperation is appreciated!

NEXT OPEN FORUM MEETING

FEBRUARY 17, 2020 AT 6:30PM
AT THE WOODSIDE TRAILS CLUBHOUSE

Owners are invited to join the Board and Community Manager for a short informational session and raise questions and concerns for the Board's response and/or consideration. Unruly behavior will not be tolerated and anyone in attendance who becomes unruly will be politely asked to leave immediately.

ASSESSMENT PAYMENTS

The Board and Community Manager would like to remind everyone their assessment fees are due on the 1st of every month. Checks should be mailed along with the payment coupon provided in booklet form earlier this year, and mailed to the address on the coupon. Delinquent accounts receive a \$30.00 late fee added after the 10th of every month. Christina at AMC is the person in charge of maintaining your account ledger. Contact her at 314-291-1450 or via email to office@amcassociation.com with questions in regards to the status of your account, or to enroll in the automatic withdraw program so you'll never be late making a payment again!

A MESSAGE FROM THE WOODSIDE TRAILS BOARD

January 2020

A primary goal of a Homeowners Association Board is to strive to manage the finances of the Community in ways that result in enhanced overall property values while aiming to contain monthly assessment increases. The Woodside Trails volunteer board endeavors to achieve the goal of maintaining and improving our Community at the most reasonable cost. With that in mind, we offer the following review of 2019 goals and activities and a preview of 2020 goals and initiatives.

2019 Year-In-Review

2019 was a busy year, and one of changes and improvements for our Community. The Board set several goals, and initiated several projects at the beginning of 2019, most of which were completed or are in process. A few initiatives will roll over to 2020.

Following is a summary of the activities of the Board in 2019

- The Board undertook a review of Contracts with major service providers and contractors with the intent to obtain either a higher level of service or reduced cost, or both. As a result, the Board made several changes following unanimous votes to:
 - Replace Property Management Company
 - Change Property Insurance Company
 - Change Landscaping Company
 - Change Snow Removal Company
 - Replace Income Tax Filing Accountant
- Negotiated agreement with new Property Management Company to provide quality onsite maintenance staff three days per week at fixed rate.
- Enhanced Swimming Pool Security and Safety with improved locking system
- Investigated Legacy Irrigation System to determine if it could be restarted....it was unfortunately found to be obsolete
- Developed Annual Calendar for ongoing Board use to improve productivity
- Established Social Committee, resulting in several successful and fun events in 2019 with several already scheduled for 2020
- Completed Phases 1 and 2 of Deck Stain Project, with phases 3 and 4 remaining
- Encouraged greater Ballwin Police presence in Community
- Began work on improving some of the apartment style common areas
- Developed Owner Survey to determine interests and needs of the Community
- Sent periodic emails to remind Owners of various rules and policies
- Engaged independent CPA to provide Compilation Report of Finances for years 2017-2018 and provide recommendations for enhanced reporting and operation
- Tennis Court painting and Pickleball Court Added
- Updated Policies and Rules and mailed out copies to all Owners

What's On Tap for 2020?

For 2020 the Board has set several new goals and initiatives with the intent to ensure well maintained common areas and to again obtain high quality services at competitive prices from our service providers. Additionally, a few projects that were on our list last year, but not started or completed, will commence or resume in 2020. Following, is a list of many of the projects we hope to complete in 2020.

- Install Unit Numbers on back of all Units to make maintenance projects and emergency situations more manageable and effective
- Develop a Power Washing Schedule for all buildings and hire contractor accordingly
- Complete Phase 3 of the Deck Stain Project (all remaining "stack and apartment style units) in Spring
- Phase 4 of Deck Stain Project (all villa style units) to be completed in 2021
- Update Engineer Review of retaining wall needs and build / repair as appropriate
- Update Owner Directory
- Hold Educational Insurance Event at Clubhouse for interested Owners
- Continue review of Community Security enhancement alternatives
- Develop comprehensive Investment Policy
- Develop 2020 Owner Survey for mailing with Summer Newsletter
- Continue incremental Landscaping Improvements
- Contract for repainting of Swimming Pool prior to pool opening day
- Hire Arborist to review and report on all trees in the Community to determine trimming and removal needs.
- Review Various Contracts and Services
- Internal Review of 2019 Financials
- Develop Volunteer Group for Spring and Fall Plantings throughout the Community
- Consider, and seek Owner views, on long term use alternatives for Tennis Court Area

The Past and the Future

Woodside Trails has been around for about 35 years. There have been several different board members with their own goals, objectives and biases about WST. Five to ten years from now there will most likely be an entirely different board, probably including some people who do not currently live in WST. Also, probably about ten years from now, one fourth or more of the current owners of units in WST will probably have sold their place and moved on. The goal of this board, our predecessors and successors, is to take care of the property and buildings for the long term in the most cost efficient and effective way to maintain the appearance and values of the association. All 207 unit owners will probably occasionally disagree with the board's actions, but rest assured this board is doing its best for WST with the resources available to us. The five board members are as interested as you, if not more so, in the future of Woodside Trails.

This coming June, two of the long-time board members will be up for reelection. At this time, it's unknown whether they will run again after giving much of their time and effort for several years, already. It's important for anyone who feels they can contribute to the Community to run for the board. If you'd like to investigate possible board involvement, please don't hesitate to contact any board member at any meeting.

In order to be successful, we need the voluntary contributions of the many capable and fine members of our Community.

With Best Wishes to ALL for a Happy and Healthy 2020 and Beyond,

Tim Cibulka, Member at Large
Glenda Loehr, Secretary
Mike Moll, Treasurer
Bud Wendling, Vice President
Steve Stansbery, President

CLUBHOUSE RENTAL REMINDER

The Woodside Trails Clubhouse is one of the community's most important amenities. Owners may rent the clubhouse for private events. The cost to rent the clubhouse is \$75.00 for a 24 hour period. A deposit of \$250.00 is due at the time of reservation which will be forfeited if the clubhouse is left in poor condition, or anything broken during your event. To reserve the clubhouse, visit www.woodsidetrails.com. Here you will find a calendar of upcoming rentals and a form to complete if you would like to make a reservation. If you have any questions regarding renting the clubhouse, contact Christina at AMC Management, LLC at 314-291-1450. Renters will be given a code to access the key box near the front door during the time of their rental. Please note rentals are on a first-come-first-served basis. No commercial rentals allowed.