

ADDRESS LABEL

WOODSIDE TRAILS NEWSLETTER – FALL/WINTER 2022-2023 EDITION

*****HOLIDAY SOCIAL*****

The annual holiday social is going to be the 1st Saturday of December 12-3-22 from 4-6PM at the Clubhouse. The main dish and drinks are provided (Non-Alcoholic) but you may bring your own. Feel free to bring a covered dish or dessert of your choice.

*****Woodside's Maintenance Guru*****

Gary Cassidy has been with Woodside Trails for almost 2 years. His knowledge and experience in the maintenance field has saved the community thousands of dollars without hiring additional contracted labor. If you see him around, please thank him for all that he has been doing for the community.

SAFETY/ 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. Please make sure that you are locking your vehicles and making sure garage doors are shut at night. You are inviting unwanted guests to go through your personal items.

WOODSIDE TRAILS

CONDOMINIUM ASSOCIATION NEWSLETTER

FALL/WINTER 2022/2023 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 MANAGER

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.woodsidetrails.com

FALL/WINTER UPDATE

The Board of Directors is pleased to provide this Fall/Winter 2022-2023 community newsletter to our Woodside Trails owners and residents. Included within, please find helpful information and reminders for the fall/winter season.

*****NEXT EXECUTIVE BOARD MEETING*****

MONDAY OCTOBER 24TH 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. There is also a 6:30pm meeting open to all owners of the community. Hope to see everybody there.

*****NOVEMBER EXECUTIVE BOARD MEETING*****

MONDAY NOVEMBER 21ST @ 2PM AT THE CLUBHOUSE
BOARD MEMBERS ONLY. OWNERS MAY ATTEND BUT NOT
ALLOWED TO INTERRUPT PROCEEDINGS.

*****DECEMBER EXECUTIVE BOARD MEETING*****

MONDAY DECEMBER 19 @ 2PM AT THE CLUBHOUSE
BOARD MEMBERS ONLY. OWNERS MAY ATTEND BUT NOT
ALLOWED TO INTERRUPT PROCEEDINGS.

*****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*****

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. **Vehicles NOT in use MUST be stored out of the common area. AMC will be walking around the property tagging vehicles that are not in compliance. If NOT removed within the timeframe on the ticket posted, the vehicle WILL be towed and the owner of the vehicle WILL be responsible for ALL costs. This includes Derelict, non-moving, or expired plates.**

MAINTENANCE TIPS

Fall/winter weather is approaching. Please remember to check your furnace filters prior to start up. This is also a great time to update those smoke detector batteries and make sure they are all in good working order. Also, with the weather changing rapidly daily, checking the air pressure in your vehicle's tires, fluids checked and just daily maintenance will help alleviate winter vehicle issues. Almost time to shut off the outside faucets. If you have any problems locating/shutting off valve, please contact the office to have a work order put in to have it shut off.

QUIET TIMES

Please remember that quiet times start at 10pm-7am. During these times, please be respectful and courteous of your neighbors above, below or next door. Homeowners who are experiencing excessive peace/noise disturbance are to contact the Ballwin Police Department at @636-227-9636

SNOW REMOVAL

Please be courteous of our City Department. Parking on the streets during snow prevents the city from doing a thorough job of plowing the streets. Plus, nobody wants to be plowed in and have to dig their vehicle out. The contracted snow removal company will be onsite to clear sidewalks, driveways and all common areas after the snow fall has stopped. Snow Removal does not occur unless it is 2 inches or more.

TRASH SERVICES/RECYCABLES 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.

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.

RECYCLE CONTAINERS

Recycling is very popular throughout our community. If the container is full and overflowing, please do **NOT** place recyclables on the ground next to the container. Recycling is scheduled for pick up every Thursday depending on the Holiday scheduling.

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. Please submit your request to AMC Management.

ONLINE PORTALS

Coming soon!! AMC will be offering an Online Portal. This can be used to update your account and view/make a payment. Homeowners will be receiving a letter about the portal around the middle of November.

FIREPLACE/DRYER VENTS

If you have a fireplace in your Unit, you may want to think about the last time your chimney has been cleaned out. It is required that chimneys get cleaned professionally once every three years. If you have not had yours cleaned, please make arrangements for this to occur in 2023. Please submit a paid invoice for cleaning to our manager if you have not done so in 2021 or 2022 Dryer **Vents:** Every Unit at Woodside Trails has a dryer vent which expels hot and moist air outside of the building from your clothes dryer. It is required that all Owners have their dryer vent cleaned out by a professional every three years. Please submit a paid invoice for this service to our manager if you did not in 2021 or 2022.

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. If you are wanting to rent the clubhouse for an event, please contact Christina @ 314-291-1450 or christina@amcassociation.com to check the calendar for availability.

*****WOODSIDE'S RECIPE CORNER*****

EASY SLOPPY JOE CASSEROLE

INGREDIENTS

- 1lb Ground Beef
- ½ Cup Onions, diced
- 1 15.5 oz can Manwich Sause
- 2 ½ cups chicken broth
- 1 14.5 oz can diced tomatoes, (not drained)
- ¾ pound Farfalle Pasta uncooked
- 8 oz Velveeta Cheese, cubed
- 1 cup corn, frozen or drained from a can
- 1 ½ cups cheddar

INSTRUCTIONS

1. Preheat Oven to 375 Degrees
2. Cook and crumble the ground beef in a large, high walled skillet pot over medium high heat for 2 minutes. Add the onions and cook for 5 more minutes, or until the beef is brown and onions are softened. Drain grease
3. Add liquids: Manwich sauce, chicken broth, and undrained diced tomatoes
4. Bring to a gentle boil, then add the pasta and stir to combine
5. Cover and let it boil gently until al dente. Stir a few times throughout to ensure the pasta doesn't stick to the bottom of the pot. Add a few extra minutes than what's indicated on the box since we are boiling gently. Taste-Test a noodle before proceeding.
6. Reduce heat to low. Stir in the corn. Add the cubed Velveeta and place the cover on the pot to allow it to melt. Lift the cover and gently stir to combine.
7. Transfer to a lightly greased 9x13 inch casserole dish
8. Top with Shredded cheese.
9. Bake in oven until cheese is fully melted.

ENJOY!!!!!!