

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

ADDRESS LABEL

WOODSIDE TRAILS NEWSLETTER – WINTER 2021 EDITION

2021 SOCIAL COMMITTEE EVENTS

The Social Committee would like to make everyone aware of our planned 2021 events! Please keep in mind these are subject to change/cancellation as we work to monitor the situation surrounding COVID-19. Our community's social events are a great place to meet your neighbors and get to know others living in our community. We hope you will consider joining us for a coffee, some BBQ, or a holiday celebration this year!

May 8, 2021 – Coffee Social – 9:00am until 11:00am – Woodside Trails Clubhouse
June 12, 2021 – BBQ Social – 12:00pm until 2:00pm – Woodside Trails Clubhouse
September 11, 2021 – Coffee Social – 9:00am until 11:00am – Woodside Trails Clubhouse
December 4, 2021 – Holiday Social – 5:00pm until 8:00pm – Woodside Trails Clubhouse

WOODSIDE TRAILS

CONDOMINIUM ASSOCIATION NEWSLETTER

WINTER 2021 EDITION

BOARD OF DIRECTORS

STEVE STANSBERY
PRESIDENT

TERRY BRYANT
VICE PRESIDENT

GLENDALOEHR
TREASURER

TIM CIBULKA
SECRETARY

JOYCE MATHENY
MEMBER AT LARGE

MANAGEMENT COMPANY

AMC MANAGEMENT, LLC
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GREG PHILLIPS, CMCA®
COMMUNITY ASSOCIATION MANAGER

CHRISTINA MOORE
ACCOUNTING REPRESENTATIVE

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.woodsideside.com

DRYER VENTS AND WOOD BURNING FIREPLACES

Every few years, in accordance with the stipulations set forth by the Association's governing documents, all Owners within the community are required to provide proof, in the form of a paid receipt, that their dryer vent and the chimney of their wood-burning fireplace, if applicable, have been professionally cleaned. This policy was installed in an effort to mitigate the possibility that a fire could occur from an improperly maintained dryer vent or chimney.

On or before July 1, 2021; please provide to AMC Management, LLC a copy of your paid receipt from sometime in the last 12 months. If you have not had this service performed in that time, please plan to do so, and once completed provide the paid receipt. Please ensure the address of the Unit is clearly visible on the receipt you submit. Owners who have not utilized their wood-burning fireplace since it was last cleaned/inspected by a professional may provide a signed statement that this is the case and therefore the chimney is not in need of inspection.

Questions and concerns should be directed to AMC Management, LLC at 314-291-1450 or by email to office@amcassociation.com. Your understanding and cooperation in this matter is greatly appreciated.

RECYCLE REMINDERS

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 items.

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

MONDAY, FEBRUARY 15, 2021 AT 6:30PM
VIA ZOOM – <https://zoom.us/j/96998954348>

Owners are encouraged to attend and take part an open forum meeting at 6:30pm by Zoom on Monday, February 15th. This meeting will follow the 2:00pm regular Board Meeting, Owners may also attend that meeting, but will not be allowed to interrupt the proceedings. Questions may be directed to AMC Management, LLC.

A MESSAGE FROM THE WOODSIDE TRAILS BOARD OF DIRECTORS

January 2021

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 2020 goals and activities and a preview of 2021 goals and initiatives.

2020 Year-In-Review

For 2020, the Board set several goals, and initiated several projects, most of which were completed or are in process of completion. A few initiatives will roll over to 2021.

Following is a summary of the activities of the Board in 2020.

- Install Unit Numbers on back of all Units to make maintenance projects and emergency situations more manageable and effective. This project is about 80% complete.
- Hired Power Washing Contractor to power wash all buildings.
- Completed Phase 3 of the Deck Stain Project (all remaining “stack” and “apartment” style units).
- Updated Engineer Review of retaining wall needs.
- Updated Owner Directory.
- Hold Educational Insurance Event at Clubhouse for interested Owners. (Event was put on hold due to COVID-19)
- Continued review of Community Security enhancement alternatives. Process to continue.
- Developed Investment Policy for the Association’s Reserve Assets.
- Conducted 2020 Owner Survey and published results in the Fall Newsletter.
- Continued with incremental Landscaping Improvements.
- Contracted for repainting of Swimming Pool.
- Hired Gamma Tree and City and County Tree to trim and remove trees throughout the Community.
- Reviewed Various Contracts and Services
 - Hired Waste Connections for Trash and Recycling for significant savings.
 - Renewed, or continued contracts with Brake Landscaping, All Star Snow Removal, AMC.
- Conducted Internal Review of 2019 Financials
- Encouraged greater Ballwin Police presence in Community
- Sent periodic emails to remind Owners of various rules and policies

What’s On Tap for 2021?

For 2021 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 2021. Following, is a list of many of the projects we hope to complete in 2021.

- Complete installation of Unit Numbers on back of all Units to make maintenance projects and emergency situations more manageable and effective.
- Complete Phase 4 of the Deck Stain/Paint project in Spring (all Villas and remainder of Woodside Trails).
- Engage independent CPA to review Finances for years 2019-2020 and provide recommendations for enhanced reporting and operation.
- Install Pool Chemical Treatment System to ensure compliance with County Health Department Requirements
- Review and update Policies and Rules. Mail to all Owners.
- Contract with professional advisor to update the Association Reserve Study
- Hold Several Social Events (assuming COVID-19 restrictions allow)
- Continue Incremental Landscaping Improvements
- Review existing contracts with service providers with goal to increase service and/or reduce costs or maintain high quality services at competitive prices:
 - Pest Control, Insurance, Housekeeping, Property Management
- Ensure that all Units comply with Dryer Vent Cleaning Policy (required every three years).

- Ensure that all Units comply with active wood burning fireplace cleaning Policy (required every two years)
- Seek Owner opinions via 2021 Owner Survey to be included in the Summer Newsletter.
- Installation of retaining wall at 812-822 Woodside Trails (winter to early spring completion)
- Hold Educational Insurance Event at Clubhouse for interested Owners. (COVID-19 restrictions allowing).
- Send periodic emails to remind Owners of various rules and policies.
- Encourage additional Ballwin Police presence to reduce parking and speeding issues.

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 board members will be up for reelection, one of whom will most likely retire from the board. It’s important for anyone who feels they can contribute to the Community to run for the board. If you would like to investigate possible board involvement, please don’t hesitate to contact any board member at any meeting, or inquire with Greg Phillips, our property manager, at 314-291-1450.

To be successful, our Community needs the voluntary contributions of the many capable and fine members of our Community.

With Best Wishes to ALL for a Happy and Healthy 2021 and Beyond,

Woodside Trails Condominium Association Board

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 the property values of all Owners.

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. Any receptacle not fully out of sight by noon the day following any regularly scheduled collection will be confiscated by maintenance staff and stored in a secure location. A fine of \$25.00 will be charged to return the receptacle. Please be certain to ensure your receptacle is stored in the proper location when not set out for collection.

Should anyone have any questions regarding the trash receptacle policy, please contact Greg at AMC Management and he will be happy to clarify. Your understanding and cooperation in this matter is greatly appreciated!

DOORBELLS

Recently, the members of the Board have received several inquiries as to whom is responsible for the doorbells in the community. Doorbells which service only a single Unit are the responsibility of that Unit. Intercom doorbells on apartment style buildings are somewhat more complicated. The aspects of the system which are common (i.e. the exterior panel) are the Association’s responsibility, while the aspects which service only one Unit (i.e. components inside that Unit) are the Unit Owner’s responsibility. Owners are reminded that they may contact AMC Management, LLC with questions and concerns. Please direct inquiries to AMC at 314-291-1450 or by email to office@amcassociation.com.