

WOODSIDE TRAILS CONDOMINIUM ASSOCIATION

C/O AMC MANAGEMENT, LLC
3153 FEE FEE ROAD
BRIDGETON, MISSOURI 63044

ADDRESS LABEL

WOODSIDE TRAILS NEWSLETTER – FALL 2020 EDITION

ADDITIONAL FALL REMINDERS – CLEAN IT OUT!

Fireplaces and Chimneys: 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 2021. Please submit a paid invoice for cleaning to our Manager if you have not done so in 2019 or 2020. Avoid a potentially expensive problem by having your chimney properly cleaned! **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. Do you remember the last time you had your vent properly cleaned out? With hot air and moisture also comes a fair amount of lint and dust which over time builds up in your dryer vent duct. Unclean dryer vent ducts can negatively impact the efficiency of your dryer, and could cause a fire. 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 2019 or 2020.

WOODSIDE TRAILS COMMUNITY DIRECTORY

Currently, the Woodside Trails Community Directory booklet is in the final stages of revision prior to printing. A copy of this booklet will be provided to all Owners of the community. The booklet will include the contact information of those Owners who returned an opt-in form. If you forgot to turn in your form and would like to be included in the booklet, please call Greg at AMC for assistance before October 1st when the booklet will be sent to the printer.

WOODSIDE TRAILS

CONDOMINIUM ASSOCIATION NEWSLETTER

FALL 2020 EDITION

BOARD OF DIRECTORS

STEVE STANSBERY
PRESIDENT

TERRY BRYANT
VICE PRESIDENT

GLENDA LOEHR
TREASURER

TIM CIBULKA
SECRETARY

JOYCE MATHENY
MEMBER AT LARGE

MANAGEMENT COMPANY

AMC MANAGEMENT, LLC
3153 FEE FEE RD.
BRIDGETON, MO 63044

P: 314-291-1450
F: 314-291-5714
E: GREG@AMCASSOCIATION.COM

GREG PHILLIPS
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

IMPORTANT FALL REMINDERS

Turn off Spigots: The Board would like to remind those Owners who have a valve controlling an outside water spigot to make sure it is in the “off” position and all hoses disconnected prior to November 1st. Each year we receive calls related to broken pipes which could have been avoided. Please do your part as our goal is to have zero instances of broken pipes this year!

Snow Removal: The Board would like to remind residents that the Association is contracted with All-Star Landscaping to complete snow removal services when accumulation exceeds two inches in depth. All-Star will pre-treat the community’s paved surfaces with ice melt chemical prior to predicted precipitation events when the temperature is below freezing. Though the ice melt typically works to melt most ice from our walkways and parking lots, please still be very careful when walking outside if conditions are less than favorable, we don’t want to see anyone slip and fall this winter!

Trash Can Policy: The Board would like to remind Owners that trash receptacles must be stored in an enclosed garage and never left sitting out on days other than when they are at the curb for collection. Trash receptacles found in unapproved locations will be confiscated by a staff member and a fee of \$25.00 will be charged to return the receptacle. Avoid this headache by ensuring your receptacle is kept in the proper location.

Emergency Calls: Your Community Association Manager would like to remind all Owners and residents that AMC provides a 24/7 emergency hotline to report emergency maintenance situations outside of business hours. Call 314-291-1450 and follow the recorded instructions when outside of business hours to report an emergency. Please note this line is for bona fide emergencies only, defined as immediate threats to life or property. As this line must stay open for emergencies to be reported, non-emergency calls made to this line will result in a \$25.00 fine being charged to the account of the caller.

NEXT OPEN FORUM MEETING

MONDAY, OCTOBER 19, 2020 AT 6:30PM
AT THE WOODSIDE TRAILS CLUBHOUSE

Owners are encouraged to attend and take part an open forum meeting at 6:30pm at the Clubhouse on Monday, October 19th. This meeting will follow the 2:00pm regular Board Meeting, Owners may also attend this meeting, but will not be allowed to interrupt the proceedings. Meeting subject to cancellation due to COVID.

SPEEDING AND PARKING

Owners are asked to ensure all residents and guests are aware of the 25MPH speed limited in the community, and to never block mail boxes or driveways when parking their vehicles.

OWNER SURVEY RESULTS

Dear WST owners:

In May, the Board mailed out a survey to coincide with the June election ballot. The survey contained 9 items for your consideration and input. Thirty-one owners participated in the survey. The Board appreciates the feedback and will use the information provided towards future actions and decisions.

Following is a summary of the survey results and listing of some of the most mentioned, or notable, items under each question.

Item #1: Please grade the work that Brake Landscaping has done, so far, for WST. Grade 1-5, 5 being the best.

- The average rating given was 3.9
- Repair of lawn (bare spots) and better tree/bush trimming, blown grass on patio (better clean up) and porches. Tire ruts from mowers need to be eliminated.

Item #2: How would you rate property manager, AMC?

- The average rating given was 4
- Overall, positive responses. However, a few concerns were noted; answering calls and identify self at AMC, enforce by-laws and rules of the community. Cleaning staff in common areas of buildings can improve. Work Order response improvement is needed.

Comment: The Board recognizes these issues and continues to work to address them with our Property Manager and contractors.

Item #3: How would you rate the performance of the Association Board over the past 12 months:

- The average rating given was 4
- Some stated that they appreciate the volunteer work of the Board. Board should follow up on projects to ensure quality of work and job completed properly.

Comment: The Board appreciates both the positive comments and the constructive criticisms provided. Thank you!

Item #4: If you were on the Board, identify one thing you would do differently.

Some noted items were:

- Suggesting a welcoming team for new residents and owners. Provide information regarding by-laws and rules. Provide more communication regarding Board decisions and seek resident input regarding budget items. Enforce by-laws and rules.

Comment: Every new Resident or Owner is provided with a complete package of WST Governing Documents, including Policies and Rules. In addition, periodic "blast" emails are sent to timely remind Owners of issues related to our Community. "Open forum" meetings are held in even numbered months, the 3rd Monday of the month at the clubhouse, 6:30pm. Meeting Minutes and Financial Statements are posted monthly on the Association website (woodsideside.com). Newsletters are mailed quarterly, and a budget letter is mailed in late November. All the information above can be found at the website, as well. The Board appreciates input on financial matters via survey response and during Open Forums.

Item #5: In your opinion, what is the number one most important issue facing Woodside Trails today?

The most noted items were:

- Maintain property, keep costs in check
- Concern regarding vines on trees
- Planning for future regarding aging of property
- Too many cars parked on street, blocking driveways.
- People need to drive slower
- Bare areas on lawns

Item #6: What do you like most about living at Woodside Trails?

The most noted items were:

- Friendly Neighbors
- Quiet and peaceful
- Trees
- Seems to be a safe environment

Item #7: Recycling is a big expense for our community. Boxes must be broken down, no trash bags are allowed, containers must be cleaned out non-recyclable items must be sorted out at extra cost. Do you think the Association should continue to offer this service?

Responses: 61% of the respondents felt that this service should be continued.

Comment: Recycling is a significant service and expense to the community. At this time there is no intent to discontinue the service, but it will remain under review. It is important that boxes be broken down, and no non-recyclables placed in the bins while we have this service. Please contact AMC if you witness misuse of this service.

Item #8: Would you be interested and willing to volunteer your time? If so, how?

- 5 responded for Landscape Committee, Finance Committee and Social Committee

Item #9: Additional comments/questions:

Owner Comments/Questions:

- When will an educational insurance meeting be held?
- Encourage owners to pick up trash in common areas
- Vines on trees
- Keep gutters clean

Comment: We intended to invite our Insurance Broker for an educational meeting for any interested Owners, however, the restrictions on meetings due to Covid-19 hindered this effort. We will work to get this meeting scheduled in a safe way, in the future.

The Board thanks everyone who participated in this survey!

GARAGE SALES

With the situation surrounding COVID-19 continuing to be serious enough to make many question the safety of group activities, the Board of Directors has chosen not to schedule a community garage sale day this year.

With that said, we know many in our community are interested in having a sale at some point in the near future. For this reason, the Board has chosen to suspend the rule disallowing garage sales for the month of October 2020 in order to allow those who wish to have a garage sale, to do so.

This will not be an Association sponsored event, and is not in any way encouraged by the Board, but will be allowed. If you choose to have a sale, please utilize proper social distancing and require the host of the sale to post notices that masks are required. Signs advertising the sale may be posted for no longer than 48 hours prior to the sale and must be taken down immediately following the sale's completion.

Should you have any questions regarding the garage sale policy for the month of October, please contact AMC Management, LLC at 314-291-1450 or by email to office@amcassociation.com.

RECYCLE DUMPSTER POLICY

On a regular basis, Board Members and members of our staff find bulk garbage items discarded in our community's recycle dumpsters located in the Clubhouse parking lot. This is a reminder that these dumpsters are for recyclable items only. No bulk items, bagged garbage, or other non-recyclables should be placed in the dumpsters at any time. Please respect this service we provide the community and act accordingly. Those found to be in violation of the rule may be subject to fines. Thank you for doing your part to ensure the recycle dumpsters are free from non-recyclable materials!