

WOODSIDE TRAILS CONDOMINIUM ASSOCIATION

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

ADDRESS LABEL

WOODSIDE TRAILS NEWSLETTER – SPRING 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

SPRING 2021 EDITION

BOARD OF DIRECTORS

STEVE STANSBERY
PRESIDENT

TERRY BRYANT
VICE PRESIDENT

GLENDALOEHR
TREASURER

TIM CIBULKA
SECRETARY

JOYCE MATHENY
MEMBER AT LARGE

MANAGEMENT COMPANY

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JEFF STRAUER
COMMUNITY ASSOCIATION MANAGER

CHRISTINA MOORE
ACCOUNTING REPRESENTATIVE

GREG PHILLIPS, CMCA®
AMC MANAGEMENT SENIOR CONSULTANT

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

OUR NEW COMMUNITY MANAGER: JEFF STRAUER

The Board of Directors, along with the Senior Management staff at AMC Management, LLC, are proud to inform you that your current Maintenance Technician, Jeff Strauser, who has been working with AMC and Woodside Trails for the last several months, has recently been promoted, and, beginning April 1, 2021 will be your new Community Association Manager!

Jeff has excelled in his position as a Maintenance Technician stationed at Woodside Trails and has forged friendly relationships with many of the Owners and residents of our community. We are extremely excited to continue working with Jeff, but now as our Community Association Manager! We are confident Jeff has the right stuff to excel in his new position.

The Board of Directors thanks our outgoing Community Association Manager, Greg Phillips, for his dedication over the past two years. Greg has excelled in providing our Association the attention and detail-oriented management it needs, and proved a significant improvement over previous Managers who we have worked with. Greg has recently accepted a position with an Association Management Company in the Scottsdale, Arizona area and will be leaving us on March 31st. We wish Greg well in his new endeavor!

As always, if you have any questions or concerns, please contact AMC Management, LLC at 314-291-1450 or by email to office@amcassociation.com.

POOL OPENING

The Board of Directors is pleased to inform you that our community pool facility will be opening on Saturday, May 8, 2021, the day before Mother's Day. As the pool was unable to be opened last year, we hope Owners will take advantage of this valuable amenity and enjoy the facility this season.

In the interest of the safety and health of all Owners and residents of our community we will be strictly following CDC and local health authority guidelines. At this time we expect the pool's capacity will be limited to 30 people at a time. Face coverings will be required when not swimming in the pool itself. Those using the pool facility are asked to maintain a minimum six-feet of distance between parties. Requirements are subject to change based on the developing circumstances surrounding COVID-19 safety requirements.

NEXT OPEN FORUM MEETING

MONDAY, APRIL 12, 2021 AT 6:30PM
AT THE WOODSIDE TRAILS CLUBHOUSE

Owners are encouraged to join the Board for an open forum meeting at the above date, time and location. This meeting will immediately follow a meeting of the Board of Directors.

DRYER VENT CLEANING REMINDER

All Owners are reminded that this year you are required to submit proof your dryer vent has been serviced by a professional vent cleaning company. Buildup of lint and debris in dryer vents is a common cause of fires in multi-family communities, and in order to mitigate this risk, once every three years we require proof the vent has been cleaned properly. Please submit a copy of your paid receipt to AMC Management, LLC by email to office@amcassociation.com or by mail to their office address.

If you have not yet had your vent serviced, and though we do not endorse any one company, the Board of Directors has made an arrangement with Dryer Vent Solutions, LLC to clean dryer vents at a discounted price of \$70.00 per service, for any Owner who schedules for this to be done this spring or summer. Dryer Vent Solutions can be reached at 636-296-0241 or by email to dryerventsolutionsllc@gmail.com.

APPROPRIATE NOISE REMINDERS

All Owners are reminded that, due to the nature of condominium living, noise emanating from one Unit can easily transfer through shared walls, floors and ceiling into surrounding Units. Owners and residents are asked to be conscious of their noise level, especially during the overnight Quiet Enjoyment Hours between 10:00pm and 7:00am. Please be conscious when closing doors not to slam them, and when listening to music or watching television to keep the volume to a reasonable level. Please also avoid stomping, running and/or other loud activities which may create a nuisance for neighbors. By working together we can ensure everyone is able to properly enjoy their home. Your help is appreciated!

TRASH SERVICE DAY REMINDER

All Owners are reminded that our new Trash Service Provider, Waste Connections, services our community every Thursday. Please ensure trash receptacles are set out for collection by 6:30am each Thursday. Receptacles may be set out the evening prior, after 6:00pm.

Bulk item pickup occurs the final Thursday of each month. To schedule a bulk item pickup, contact Waste Connections at 636-321-2100. Questions and concerns should be directed to AMC Management, LLC.

Those who still have Republic Services trash receptacles in their possession are asked to contact AMC Management, LLC and submit a work order to have it picked up by maintenance staff. Please remember that the receptacle needs to be completely empty before pickup. Work orders can be made at 314-291-1450 or at www.woodsidetrails.com.

NEW POOL CHEMICAL CONTROL SYSTEM

In the interest of the health and safety of all those Owners and residents who utilize our community pool facility, the Board of Directors has directed our Pool Service Provider, Pro Pool, to install an automated pool chemical control system into our pool's filter. This system will test the chemical composition of the pool water once per hour and make adjustments by increasing or decreasing the flow of chemicals. This improvement was necessary to ensure compliance with St. Louis County Regulations which require frequent testing of the pool water, and will reduce the likelihood of the pool being closed by the County Health Department due to improper chemical composition in the water.

WOODSIDE TRAILS COMMUNITY GARAGE SALE

The Board of Directors is excited to announce our community garage sale dates! This year, garage sales may be held on Wednesday, May 19, 2021 and on Saturday, May 22, 2021. Owners are encouraged to require masks be worn by those attending their sale, and for proper social distancing to be observed by all parties in an effort to minimize the chances of anyone contracting the virus.

MAINTENANCE DEPARTMENT UPDATE

With Jeff Strauser being promoted to Community Association Manager, this leaves an opening in our maintenance department which AMC is currently working to fill. AMC values our business and is diligently interviewing potential candidates and being very selective as to whom they hire to be stationed at our community three-days per week, in accordance with our Management Agreement.

In the interim until a new tech can be hired, AMC has several staff members providing service to our community. Please don't hesitate to contact AMC's office to submit work orders, or with any questions you may have.

SWIMMING POOL POLICIES AND RULES

These policies and rules have been established to ensure that owners, residents and their guests may enjoy the use of the pool under pleasant, safe and clean conditions.

1. All users of the pool do so at their own risk, in the knowledge that there is no Lifeguard present (not required by municipal or county ordinance).
2. All children under age 18 must be accompanied by a Resident adult.
3. Adults must ensure that children under their supervision observe all pool rules.
4. Anyone observing improper behavior in the pool area should notify the management company or a Board Member as soon as possible. Notify the Ballwin Police Department in the event of any dangerous or threatening behavior.
5. Generally, the pool will be open from 8:00 a.m. to 8:00 p.m. every day from Mother's Day into the month of October, unless otherwise posted under the authority of the pool maintenance company, the management company or the Board for reasons of maintenance, weather, etc.
6. Anyone having an infectious or contagious condition is urged not to use the pool out of consideration of others.
7. No glass containers are allowed within the gates of the pool area.
8. Food and beverages are allowed in the pool area, IF NOT IN GLASS OR BREAKABLE CONTAINERS. All items should be cleaned up and disposed of properly after use. Please use the trash containers provided.
9. Wear only appropriate swimwear (no cut-offs) and footwear in the pool area.
10. Diving is not allowed in the pool.
11. NO PETS IN THE POOL AREA.
12. Owners are required to abide by any posted notices, signs, or other communications for their own safety and the safety of others. Those failing to abide by such posted notices, signs, and or other communication may lose pool privileges.

ARCHITECTURAL CONTROLS REMINDERS

With spring right around the corner, Owners and residents of our community may wish to do some gardening, or otherwise make improvements to the exterior of their condos. For this reason, 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 consistent and pleasing exterior appearance is properly maintained, and no Owner or other party can make alterations to the Association-owned exterior of the property without oversight and consideration for the impact that such an alteration could have.

To seek approval for an alteration or improvement you would like to make, please file an Architectural Request and submit to AMC Management, LLC. Once submitted, the Community Manager will review the request to ensure completeness and forward along to the Board for review and consideration. The Board will reach a decision on the request and 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. Your cooperation is greatly appreciated!

RETAINING WALL CONSTRUCTION UNDERWAY

Crowder Construction will be working in the rear of 812-822 Woodside Trails Dr. installing a retaining wall over the next several weeks. In the interest of your safety, during this time please be extremely careful when walking or playing with pets or children in this area. Please make an effort not to obstruct the workmen to ensure the project continues on schedule. Your cooperation is greatly appreciated!