

**WOODSIDE TRAILS CONDOMINIUM ASSOCIATION**

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

ADDRESS LABEL

**WOODSIDE TRAILS NEWSLETTER – SUMMER 2020 EDITION**

**SOCIAL COMMITTEE EVENTS - DATES AND REMINDERS**

The Woodside Trails Social Committee hosts community building events for the enjoyment of all Owners and residents of the Association. The Social Committee Chairperson is Elaine Cibulka. In 2020, the Social Committee was planning to host several events. Unfortunately, with the situation surrounding COVID-19, the committee opted to cancel events for the foreseeable future. The committee does hope to plan events for this fall and winter, however that will depend on what restrictions for social gatherings exist later in the year. More information to be provided in the Fall 2020 newsletter.

**REMINDER: BBQ GRILLS**

Owners and Residents are reminded that Association policy prohibits the storage or use of charcoal grills on the decks or patios of any building. Charcoal grills are only to be used in excess of 25 feet from any structure. Please ensure you only use gas BBQ grills more than 10 feet from any structure to reduce the chance of heat damaging siding or other surfaces of the buildings. Together we can ensure fire hazards are minimized and everyone can enjoy their BBQ!

# WOODSIDE TRAILS

## CONDOMINIUM ASSOCIATION NEWSLETTER

SUMMER 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**

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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.woodsidetrails.com](http://www.woodsidetrails.com)

**Summer Update!**

The Board of Directors is pleased to provide this Summer 2020 community newsletter to our valued Owners and Residents of Woodside Trails. Included within, please find helpful information and reminders for the summer season!

**Pool Closed Due To County Restrictions**

With regret, the Board of Directors would like to inform everyone that due to stringent regulations placed on community pools by authorities in St. Louis County government, the Woodside Trails pool facility will not be opening at this time. This decision was made after extremely careful consideration, conversations with the authorities in county government, and with the advice and assistance of our legal counsel.

The restrictions which are currently in place would require our pool to be monitored at all times by an individual who would be responsible for checking the health of those who wish to enter the facility, ensuring everyone in the facility is wearing a mask when not in the water, and checking the pool water chemical composition every two hours. The pool would also be limited to 16 individuals at a time, and any patio chairs, loungers and tables would need to be sprayed down and sanitized after every use. Meeting these requirements would pose an undue burden and expense to the Owners of our community as staff and training for such staff is not inexpensive.

We remain hopeful that as the summer comes into full swing, the authorities at St. Louis County will relax these restrictions to a point where a staff member completing the various aforementioned tasks will no longer be required, and at that point the Board will reconsider with what new information is provided, and very likely will make the decision to then open the pool for the use and enjoyment of our Owners and residents.

In the meantime, the Board is committed to monitoring the situation closely. The Woodside Trails pool facility will continue to be maintained in working order so as to ensure if and when the Board makes the decision to open the pool, it will be useable immediately. The cost of operating the pool facility, regardless of if it is open to swimmers, does not change.

Please note that North Pointe is open to members, however it is unlikely they will be issuing new memberships this year due to the current circumstances.

Should you have any questions or concerns related to the pool facility, please feel free to contact AMC Management, LLC at 314-291-1450 or by email to [office@amcassociation.com](mailto:office@amcassociation.com).

**NEXT OPEN FORUM MEETING**  
MONDAY, AUGUST 17, 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, August 17<sup>th</sup>. 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. For questions as to the Board Meeting and open forum meeting schedule, please contact Greg with AMC Management, LLC at 314-291-1450 or by email to [office@amcassociation.com](mailto:office@amcassociation.com).

**Woodside Trails Community Directory**

We are happy to inform you work on the updated Community Directory booklet is underway! The new Community Directory will be printed and delivered to all who chose to take part this summer! The directory will also be published online at [www.woodsidetrails.com](http://www.woodsidetrails.com) where Owners will be able to access this information via a password protected page of the website.

**Speeding – please slow down!**

As we have a fair number of families living in our community, and with school aged children playing outdoors in the beautiful spring weather, we remind everyone to be aware of their surroundings at all times when navigating the streets within the community, and to please do so at a reasonable speed (20 MPH or less). Our streets have several blind curves and more than once a jogger, dog walker, or child-at-play has nearly been struck by a vehicle coming around a bend. Please take it slow, for the safety of everyone!

**Vehicle/Parking Policy**

The Board of Directors would like to remind everyone of the vehicle and parking policy at Woodside Trails. All vehicles parked in our community must display proper and valid license! Unlicensed and improperly licensed vehicles will be towed from the community, this includes the upper parking lot near the clubhouse. Vehicles must also be in good condition and able to operate under their own power. If you have a project car, please keep it parked in your garage with the door closed. Any vehicle parked on the street where and “no parking” sign is present will be towed from the community, no exceptions. Vehicles parked in these areas make navigating the streets difficult and potentially dangerous for other drivers! Please keep these rules in mind when parking and driving in the community! Thanks for your understanding and cooperation!

**Reminder: Clubhouse Rental**

To rent the clubhouse for a party or event, contact Christina at AMC at 314-291-1450. Clubhouse reservations are on a first come, first served basis. Cost of renting the clubhouse is \$75.00, due to the situation surrounding COVID-19 a \$50.00 sanitation fee will be added and the clubhouse will be professionally sanitized after every rental, a \$250.00 refundable security deposit is kept in case of damage to the property. For more information or to check availability, visit us online at [www.woodsidetrails.com](http://www.woodsidetrails.com).

**Recycling Dumpsters**

The Association provides recycling dumpsters for the use of our Owners and residents located at the far end of the clubhouse parking lot. The Board has decided to consider discontinuing this service as our community spends approximately \$8,000.00 each year to provide it. There is a question in regards to this on the Owner Survey and we would appreciate your input. If it is determined we want to eliminate this expense and discontinue the service, Owners who wish to contract with our trash collection service provider, Republic Services, for recycle service will have that option at their own cost.

**Retaining Wall Project**

Earlier this year, the Board of Directors had an engineering report completed by Brucker Engineering which identified certain improvements which need to be made in several locations around the community. As a result of this, the Association has contracted with CJC Retaining Wall Co. to install two new retaining walls, and complete repairs to five others in the community. One new retaining wall will be added in Summer or Fall of 2020 behind 815-829 Woodside Trails Dr. The other new wall will be added in Spring 2021 in the rear of 812-822 Woodside Trails Dr. It is our expectation that these new walls will help to eliminate erosion and stabilize hillsides in the rear of these two buildings, protecting our property for decades to come.

**Welcome to the Board, Terry and Joyce!**

Two new Board members were elected at the Annual Meeting on June 1<sup>st</sup>!

Joyce Matheny, Member At Large, moved to the Woodside community with husband Bob, in 2019. Joyce brings a career of experience in finance and marketing. Joyce has said her interest is to enhance the quality of community life and to expedite care for our properties and safety of our residents.

Terry Bryant will serve as Vice President for 2020. He and wife, Mary, moved to WST in 2018. As a past Ellisville Alderman, Member of the Congress of Cities, and Veteran of Korean and Vietnam wars, Terry will bring a valuable perspective to the Association Board.

The Association welcomes Joyce and Terry to the Board!

**Thank You to Mike and Bud!**

The Woodside Trails Homeowner’s Association thanks Mike Moll, retiring Treasurer, and Bud Wendling, retiring Vice President for their contribution to our Community!

Bud served on the Board for over 5 years and held the positions of Vice President and President. He and Mary Kay moved to Woodside Trails in 2013 following Bud’s retirement as a pharmacist. Bud guided the Board to make decisions in a way to benefit the Community, as a whole.

Mike, a CPA, moved to Woodside Trails with Dixie and their two sons in 2009. Mike held the position of Treasurer of the Board for 9 years, leading projects such as roof replacements, property manager searches, and other financial matters resulting in the Associations overall improved financial condition.

We asked Mike and Bud for one piece of advice for current and future Board members:

Bud: “In making decisions, you must judge what is best for all.”

Mike: “Think five to ten years down the road about the impact of your decisions.”

We are grateful for those words of wisdom and for the contribution and commitment that Mike and Bud gave to Woodside Trails. We know we’ll see them around! Thanks guys!

**Deck Staining Project Update**

As you may know, we are currently in the third phase of our deck staining project. Neubauer Painting is continuing to provide fantastic results to our community and we thank him for his diligent work over the last several months. As deck staining is not recommended during the heat of the summer, Neubauer will be returning this fall to complete the third phase of the project.

The fourth phase of the project is currently out to bid and expected to occur in Spring of 2021. As we are extremely satisfied with the work Neubauer has done this far, it is likely that as long as their price is competitive we will agree to continue with their company. The fourth phase consists of the several decks on the villa style units.

**Owners Survey**

Included with this newsletter please find the 2020 Owners Survey! The Board has put this survey together for the purpose of soliciting feedback from our Owners as to what has been done and what they would like to see done over the next year. Please complete the survey and return to AMC Management so your voice can be heard! Once reviewed by the Board and Manager, a summary of the results of the survey will be provided to all Owners.

**Watering the Lawns**

Residents should know the Association does not have an irrigation system to water the extensive lawns in the community as such a system is cost prohibitive. For this reason, Owners are asked to please water the grass areas around their homes to ensure the lawns continue to look beautiful as we enter into the hotter months of the year. If we all work together to ensure our areas are taken care of, we can do a lot to ensure property values in the community are not negatively affected due to the poor curb appeal a brown lawn creates!