

**WOODSIDE TRAILS CONDOMINIUM ASSOCIATION**

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

ADDRESS LABEL

**WOODSIDE TRAILS NEWSLETTER – FALL 2019 EDITION**

**INTRODUCING JEFF, OUR ON-SITE MAINTENANCE PERSON**

The Board would like to extend a warm welcome to Jeff Strauser, our new on-site maintenance person! Part of the Board's requirement for the new management company we selected, AMC Management, LLC, was to provide a maintenance technician to be stationed on-site at our community and exclusively work to ensure our property is well maintained three days each week. If you see Jeff around the property, please introduce yourself!

Jeff was hired by AMC for his background in building maintenance and thus far his good work speaks for itself. The Board hopes having Jeff on the property will prove to shorten the wait time between when a work request is submitted and when it is actually completed. We are excited to have Jeff aboard!

If you need to submit a maintenance request, please do so at [www.woodsideside.com](http://www.woodsideside.com) or by calling AMC Management, LLC at 314-291-1450. You may also email their office at [office@amcassociation.com](mailto:office@amcassociation.com).

**UPDATED MAINTENANCE MATRIX**

It came to the attention of the Board that the Maintenance Matrix provided in a previous mailing included a minor mistake. An updated matrix is available online at [www.woodsideside.com](http://www.woodsideside.com) for your use. Paper copies can be requested from AMC Management, LLC via phone at 314-291-1450.

**ASSESSMENT PAYMENTS**

The Board and Community Manager would like to remind everyone their assessment fees are due on the 1<sup>st</sup> of every month. Checks should be mailed along with the payment coupon provided in booklet form earlier this year, and mailed to the address on the coupon. Delinquent accounts receive a \$30.00 late fee added after the 10<sup>th</sup> of every month. Christina at AMC is the person in charge of maintaining your account ledger. Contact her at 314-291-1450 or via email to [office@amcassociation.com](mailto:office@amcassociation.com) with questions in regards to the status of your account, or to enroll in the automatic withdraw program so you'll never be late making a payment again!

# WOODSIDE TRAILS

## CONDOMINIUM ASSOCIATION NEWSLETTER

FALL 2019 EDITION

**BOARD OF DIRECTORS**

STEVE STANSBERY  
PRESIDENT

BUD WENDLING  
VICE PRESIDENT

MIKE MOLL  
TREASURER

GLENDA LOEHR  
SECRETARY

TIM CIBULKA  
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](mailto:GREG@AMCASSOCIATION.COM)

GREG PHILLIPS  
COMMUNITY ASSOCIATION MANAGER

CHRISTINA MOORE  
ACCOUNTANT

JEFF STRAUSER  
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](http://www.woodsideside.com)

**DECK STAINING PROJECT**

As you all may know, the Association recently sent out an updated schedule as to when the next phases of the deck staining project will occur. For those who don't know, the buildings on Pine Ridge Trails will be next in line to have their decks stained. This is slated to occur in late October.

Neubauer Painting has been selected as the contractor to perform the work in this phase of the project. Neubauer comes highly recommended from our Community Manager, Greg Phillips, who has used his services elsewhere.

Neubauer's crew will post notices on Units front doors several days prior to their deck being stained. At this point, please remove any personal property from your deck. If any remains at the time of staining, Neubauer will stain around the property and leave a small amount of touch up stain near the door of the Unit for the Owner to finish the job.

Prior to Neubauer's crew being able to service your deck, it must be in generally good and safe condition with no rotted boards or handrails. Please take a look at your deck now to determine if it is in need of repairs, if so please have those repairs complete prior to the start of the staining project. AMC will be sending out notices to those whose decks are in need of repair and requiring them to have repairs made by mid-October.

If Neubauer's crew notices any work still needing to be done at the time of the service, he will notify the Owner of the deck via a note on their door and will return to do that deck once all others in the phase are complete. If the deck still is not repaired, Neubauer's crew will report this to AMC's office and the Association's Board may elect to either have the repair work done and bill the Owner of the deck along with a fine for non-compliance.

In order to avoid negative repercussions and ensure the project is able to be completed on schedule, please make certain your decks are in appropriate condition. Your understanding and cooperation is greatly appreciated!

**UNDER NEW MANAGEMENT**

As you may know, AMC Management, LLC was selected by the Board to provide our community with professional association management services. If you have a maintenance request, need closing documents, would like to inquire as to the balance of your account with the Association, or have any other general questions or concerns you would like to communicate to the Board or Community Manager, they can be reached at 314-291-1450 or by email to [office@amcassociation.com](mailto:office@amcassociation.com).

**WOODSIDE TRAILS COMMUNITY WEBSITE**

The Board of Directors is excited to announce our new community website! Designed by our Community Manager with input from the Board of Directors, [www.woodsideside.com](http://www.woodsideside.com) is a helpful resource for our residents. Via the website, you may enter work requests, review the Association governing documents and meeting minutes, schedule a clubhouse rental or architectural approval, and much more! Log on to experience all of its features!

## **WOODSIDE TRAILS OVERVIEW**

Woodside Trails Condominiums was built in the mid-1980s. It is located in Ballwin, MO near the intersection of New Ballwin Road and Big Bend. There are 207 units in four different styles in 24 buildings, and each unit has its own garage. WST has a pool, clubhouse and tennis court. Underneath the clubhouse is a basement for storage, etc. Our records indicate that only about 8% of the units are rented out by the unit owner.

Annual assessment revenue for 2019 is budgeted at \$738,000. Monthly fees range from about \$225 to \$395 depending on the square footage of the unit on the unit's main floor. The average monthly fee is \$297. Given our size, delinquent assessment receivables is relatively low.

Over the past five years, on average, 13 units have been bought/sold each year. The range in selling prices over these past five years has been from \$90,000 to \$275,000 with an average of about \$170,000. In 2013 and 2015, all roofs were replaced with architectural grade roofs. We currently owe \$72,000 on these roofs. We expect to have this fixed rate, five year loan paid off in summer 2020.

We have had reports prepared by Reserve Advisors, Inc. in 2005, 2012 and 2016. Our reserves are invested at UBS, and, more importantly, we have \$50,000+ invested as of December 31, 2018 more than the Reserve Advisors plan recommends.

We have a five member board that meets monthly with meetings with owners usually every other month. At these meetings, all attendees are given copies of our financial reports, so they are aware of our financial situation.

Our biggest concerns are maintenance and maintenance costs, transparency, proactive property management, decks, insurance, lawn and grounds care, snow removal and costs, and capital projects management.

### **IMPORTANT: BUSH AND SHRUB TRIMMING FALL 2019**

If you do not want your bushes trimmed, please call Greg at AMC (314-291-1450) and ask him to add your address to the no-trim list! Any addresses not included on this list will have their bushes trimmed twice a year by the lawn care company.

## **ASSOCIATION MASTER INSURANCE POLICY**

A few months ago, the Board of Directors sought out proposals from several different insurance providers in an effort to ensure Woodside Trails would receive the best possible coverage for a competitive price.

After extensive research, the Board is happy to announce the selection of a Country Mutual Insurance program known as MiddleOak through J. Walsh Insurance, our new insurance broker.

If you have any questions as to the coverages you should carry on your Unit, or need a copy of the master insurance certificate for your mortgage lender, please feel free to contact J. Walsh Insurance at 314-942-8471 or via email to pam@jwalshinsurance.com and their staff would be happy to help you.

## **CONDO LIVING 101**

Living in a condominium development is different than living in an independent home and offers a unique and neighborhood quality of life. As in any lifestyle, there are pros and cons to living in a "shared" community.

A condo association is formed to establish rules and regulations within the community, some based on MO Statutes. Woodside Trails has a 5-member elected VOLUNTEER Board to see that all pertinent Statutes, laws and regulations are followed. The Board also has a fiduciary responsibility of determining assessments, as well as hiring a competent management company that best fits the parameters of providing services for the community.

This company employs professionals that either perform or hire out services to provide what services the association needs. The Board is to oversee these provided services. WST has a system in place in which the management company provides a website for all association members to review documents, complete work order requests, and obtain other pertinent information.

### **Clarifications:**

1) Board members are also residents/owners and VOLUNTEERS, not paid professionals, so are not to directly engage with other residents/owners regarding issues/complaints. This includes phone calls and e-mails. A management company is hired for this purpose. Written issues/complaints may be submitted to the Board at an open meeting, or to the management company on the WST website, or by e-mail to the management company. Submissions are reviewed by the Board before any action is taken.

2) The Association is responsible for the outside of units: roofs, siding, gutters, common areas, sidewalks, driveways, and rooftop dryer vents. Landscaping and grounds maintenance are also the association's responsibility with the exception of, once a resident/owner has altered an area, it becomes the resident/owner's responsibility to maintain it.

3) Owner/resident association fees are based upon a formula using the square footage of a unit's main floor. The units having basements (whether finished or not) are not assessed for this square footage. The reason for this is that the association is not responsible for any costs associated with a basement area, except for the foundation. Units in a building with a common entrance are also not assessed for the common area.

A condo community provides an opportunity for friendly neighborhood living. It also provides an opportunity to meet individuals with different points of view in the same community. Everyone deserves respect and the opportunity to be heard, but everyone should also respect others present when addressing a concern in a public forum. Issues are more readily accepted and addressed when presented in a civil manner.

## **TRASH REMINDERS**

Owners and residents are reminded that trash receptacles should be stored in garages when not set out for collection.

Owners and residents are also reminded that bulk items (furniture, mattresses, appliances, etc.) may be set out on the last trash day of the month for pickup, free of charge.

Owners and residents are also reminded that recyclables may be disposed of in the blue recycling dumpsters at the end of the parking lot in front of the pool and clubhouse. These dumpsters are for recyclables only, and dumping of non-recyclable items or bulk waste in these dumpsters is strictly prohibited.

## **POOL CLOSING**

As many of you have noticed the pool is closed for the season. Due to the unseasonably warm weather, the Board opted to keep the pool open for a few extra weeks for your enjoyment.

We hope everyone had a chance to enjoy the pool this past summer and look forward to opening the pool in the spring of 2020!

If anyone needs a pool key, please contact AMC Management, LLC and request one at 314-291-1450. The cost is \$15.00.

## **CLUBHOUSE RENTAL**

The Woodside Trails Clubhouse is one of the community's most important amenities. Owners may rent the clubhouse for private events. The cost to rent the clubhouse is \$75.00 for a 24 hour period. A deposit of \$250.00 is due at the time of reservation which will be forfeited if the clubhouse is left in poor condition, or anything broken during your event. A post-event inspection will be held during which any damage beyond normal wear and tear will be noted.

To reserve the clubhouse, visit [www.woodsidetrails.com](http://www.woodsidetrails.com). Here you will find a calendar of upcoming rentals and a form to complete if you would like to make a reservation. If you have any questions regarding renting the clubhouse, contact Christina at AMC Management, LLC at 314-291-1450. Renters will be given a code to access the key box near the front door during the time of their rental. Please note rentals are on a first-come-first-served basis. No commercial rentals allowed.

## **SOCIAL COMMITTEE EVENTS**

Thank you to all who volunteered to help out with the Coffee Social on September 28<sup>th</sup>! And a big thank you to Elaine Cibulka for her ongoing help with the social committee.

### **December 7<sup>th</sup> from 4:00pm until 7:00pm: Holiday Social at the Clubhouse!**

- The Association will provide ham, salad, lemonade and water. Contributions of a side dish or dessert are appreciated. Outside beverages will be allowed. No RSVP required! We hope to see you there!

If you are interested in volunteering for to help out with any Social Committee events, please contact Elaine Cibulka at 314-640-4631.

## **FALL FIRE SAFETY REMINDERS**

- Charcoal grills are not allowed on any deck or patio within Woodside Trails. According to Uniform International Fire Code, charcoal grills may not be used within 25 feet of a multi-family dwelling.
- Gas grills only allowed on patios. According to Uniform International Fire Code, gas grills may only be operated on patios, not decks, and no closer than 10 feet from any multi-family dwelling.
- Fire pits and other open flames not allowed within 25 feet of any building in accordance with Uniform International Fire Code. Residents who have bon fires are responsible for tending to them at all times, never leave a fire unattended. Extinguish all fires with water prior to leaving. Unattended or unsafe fires will be reported to the fire department.
- Never throw cigarette butts in a trash can or on the ground. Always deposit them into an ash tray and only dump ash trays after all embers have been extinguished.
- Never throw recently lit matches into a trash can. These matches can be hot enough to start a fire. Run water over match ends before depositing in the trash.
- Never leave your home while a fire is alive in your fireplace. Have your chimney cleaned once every three years at the minimum.
- Never leave your home without extinguishing all candles and turning off any space heaters or heating pads.

## **REAL ESTATE STATISTICS – BALLWIN, MO 63021**

In August 2019, the median home value in the 63021 zip code was \$289,900.00. This is down \$10,000.00 from April 2019. The median home sold after 54 days on the market in August. This is slightly up from July 2019 and slightly up since August of 2018. The sale-to-list price ratio was 99.12% in August, meaning sellers generally sold for 99.12% of their asking price.

## **NEXT OPEN FORUM MEETING**

OCTOBER 21, 2019 AT 6:30PM  
AT THE WOODSIDE TRAILS CLUBHOUSE

Owners are invited to join the Board and Community Manager for a short informational session and raise questions and concerns for the Board's response and/or consideration. Unruly behavior will not be tolerated and anyone in attendance who becomes unruly will be politely asked to leave immediately.

## **FEEDING THE WILDLIFE**

Under no circumstances should any Owner be setting out food/feed for any type of wildlife. This includes deer, birds, stray cats and dogs, etc. Food left outside for wildlife attracts raccoons and squirrels which nest in the buildings attics and walls, damaging the building and potentially damaging the electrical and HVAC systems which are present in these areas.