

ADDRESS LABEL

**WOODSIDE TRAILS NEWSLETTER – SUMMER 2021 EDITION**

**2021 SOCIAL COMMITTEE EVENTS**

Plan to attend our community's social events to meet your neighbors and get to know others living in our community. We hope you will consider joining us for a coffee, or a holiday celebration this year!

**September 11, 2021** – Coffee Social – 9:00am until 11:00am – Woodside Trails Clubhouse  
**December 4, 2021** – Holiday Social – 5:00pm until ?? – Woodside Trails Clubhouse

**HAVE A WONDERFUL, SAFE SUMMER!**

# WOODSIDE TRAILS

## CONDOMINIUM ASSOCIATION NEWSLETTER

SUMMER 2021 EDITION

**BOARD OF DIRECTORS**

TIM CIBULKA  
PRESIDENT

TERRY BRYANT  
VICE PRESIDENT

GLENDA LOEHR  
SECRETARY/TREASURER

JOYCE MATHENY  
MEMBER AT LARGE

**MANAGEMENT COMPANY**

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

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JEFF STRAUER  
COMMUNITY ASSOCIATION MANAGER

CHRISTINA MOORE  
ACCOUNTING REPRESENTATIVE

GARY CASSIDY  
MAINTENANCE TECHNICIAN

**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)

**SUMMER UPDATE**

The Board of Directors is pleased to provide this Summer 2021 community newsletter to our Woodside Trails owners and residents. Included within, please find helpful information and reminders for the summer season.

**POOL OPENING**

We hope that you are enjoying the use of our pool this season. In consideration of all residents, please be reminded of the following:

- 1.) Any pool user under the age of 18 *must* be accompanied by an adult.
- 2.) Guests are limited to 4 and must be in the company of a resident at all times.
- 3.) Pool hours are 8:00 a.m. – 10:00 p.m.
- 4.) Pool keys are available at the office of AMC Management. Please call the office at 314-291-1450 to make arrangements for obtaining your pool key if you are in need of one.

*Please be considerate of other residents by continuing to observe social distancing in the pool area.*

**NEXT OPEN FORUM MEETING**

MONDAY, AUGUST 16, 2021 AT 6:30PM  
AT THE WOODSIDE TRAILS CLUBHOUSE

Owners are encouraged to join the Board for an open forum meeting on the above date. This meeting will immediately follow a meeting of the Board of Directors at 2:00 p.m. Owners may attend this meeting also, but will not be allowed to interrupt the proceedings.

**BOARD MEMBERS**

The Woodside Trails Homeowner's Association thanks Steve Stansbery for his service on the Board of Directors and his valued contributions to our community. Congratulations to Tim Cibulka on his newly-appointed position as Board President. We are presently operating our Board with four members, leaving one vacancy at present. If any owner is interested in filling this position, please contact any current member or AMC Management at 314-291-1450. Your input will be valued!

### **LAWN MAINTENANCE**

Due to prohibitive costs, our Association does not have an irrigation system. If you notice that the grassy area around your unit is browning and in need of watering, we ask that you please do so. Your cooperation to help maintain our grounds is greatly appreciated.

### **REMINDER: DRYER VENT CLEANING**

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. This requirement must be met once every three years. If you have not already done so, please email or mail your confirmation to AMC Management.

If you are still in need of this service, (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](mailto:dryerventsolutionsllc@gmail.com).

### **SAFETY AND DRIVING PRECAUTIONS**

Please exercise extreme caution when driving through our community and *observe the posted speed limits*. During the warmer months, residents are more active outdoors, children are out of school, and safe driving is crucial. Please be alert, drive slowly and be considerate of our residents. Please do not block mailboxes or driveways.

### **MAINTENANCE DEPARTMENT TIPS**

As the temperatures rise and air conditioning units are running more actively, assuring that your filter is regularly changed will help to reduce the cost of your utilities and prolong the life of your unit.

Please be on alert for any running toilets, dripping faucets or any possible source of excessive water usage and have necessary repairs completed as soon as possible. Minor as they may seem, these issues can greatly increase the costs of water and sewer bills which would affect the operating costs of our Association.

### **REMINDER: BBQ GRILLS**

As grilling season is upon us, please be reminded that Association policy prohibits the storage or use of charcoal grills on the decks or patios of all buildings. Charcoal grills may only be used in excess of 25 feet from any structure. Gas grills may be used more than 10 feet from any structure in order to reduce the risk of heat damage to siding or other building surfaces.

### **DECK STAINING**

As you are aware, staining of our decks is being completed in phases. This is an ongoing project which will be completed as time and schedules allow. All decks will eventually be stained as the work progresses. A Superior Painter (formerly Neubauer Painting) continues to perform their work in a professional, outstanding manner as our community is beautifully maintained.

### **CONTACT INFORMATION**

Please be reminded to provide AMC Management with your current email address, phone number(s) and contact information. It is important that they have this updated information in their records at all times.

### **ATTENTION DOG OWNERS**

In order to keep our grounds clean and sanitary, *please pick up after your pet* each and every time it is necessary. Stations containing waste bags are situated throughout the property for your convenience.

If your pet has a favorite “relief” spot that may be a shrub (particularly Boxwood) that adorns our property, we ask that you persuade him/her to relieve himself in a shaded spot. Particularly, during the hot summer months, pet urine/waste contributes to the browning of our shrubs and grass.

### **ARCHITECTURAL CONTROLS REMINDERS**

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 consistency and pleasing exterior appearance is properly maintained. No owner or other party may make alterations to the exterior of the property without oversight and consideration of the impact that such an alteration could have.

To seek approval for an alteration or improvement, please file an Architectural Request and submit to AMC Management, LLC. Once submitted, the Community Manager will review the request prior to forwarding to the Board for review. Once the Board has reached a decision, 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.woodsidesidetrails.com](http://www.woodsidesidetrails.com). Your cooperation is necessary and greatly appreciated!

### **TRASH SERVICES AND REMINDERS**

All trash must be placed INSIDE the container or it will not be picked up from the grounds. Please be considerate of our waste service drivers. Residents are responsible for abiding by the rules, drivers are only responsible for enforcing them.

Large appliances, electronics, furniture, etc. will be removed on the last Thursday of the month. You *must* contact Waste Connections (636-321-2100) prior to placing these items out for pick up. Removal of bulk items must be scheduled beforehand.

The recycling dumpster is located at the clubhouse. Please utilize this service whenever possible.

### **BIRD FEEDERS AND FEEDING WILDLIFE**

**Bird feeders and feeding of any outdoor animals are strictly prohibited.** The seed (feed) is scattered on decks, patios and surrounding grounds, attracting critters that can cause serious, costly damages to buildings and present safety hazards to our residents. Please remove any bird feeders from the property and immediately cease feeding any wildlife. This restriction will be strictly enforced. We appreciate your cooperation.