

WOODSIDE TRAILS CONDOMINIUM ASSOCIATION
C/O AMC MANAGEMENT, LLC
3153 FEE FEE ROAD
BRIDGETON, MISSOURI 63044

ADDRESS LABEL

WOODSIDE TRAILS NEWSLETTER – SPRING 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 is planning to host several events. These are the perfect opportunities for you to meet and/or socialize with your neighbors.

The 2020 Coffee Socials are scheduled for March 7th, June 6th, September 5th and November 7th from 8:30am until 10:30am.

The 2020 Community BBQ Social will be held July 18th from Noon until 3:00pm.

The 2020 Holiday Social will be held December 5th from 4:00pm until 7:00pm.

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.

WOODSIDE TRAILS

CONDOMINIUM ASSOCIATION NEWSLETTER

SPRING 2020 EDITION

BOARD OF DIRECTORS

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PRESIDENT

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VICE PRESIDENT

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TIM CIBULKA
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

HAPPY MOTHER'S DAY!

On behalf of the Board of Directors, AMC Management, and the entire Woodside Trails Community, we would like to wish you a very happy Mother's Day!

POOL SEASON SCHEDULED TO START

Woodside Trails is pleased to offer our residents access to our on-site recreation facilities including our pool, sports court, and clubhouse! This spring, the pool is scheduled to open on May 10th! If you don't have a key to use the pool, please contact Christina at AMC Management at 314-291-1450 or by email to office@amcassociation.com and she will be happy to mail you one!

WATER SPIGOTS

As the weather warms up the Board of Directors reminds you to please ensure your water spigots are turned on via the interior valve located in your basement (if this applies to you). If you need assistance turning your valve on please enter a work order at www.woodsidetrails.com or by calling Christina at AMC Management at 314-291-1450 and Jeff from Maintenance would be happy to stop by and assist you!

BIRD FEEDERS

The Board of Directors reminds all Owners and residents at Woodside Trails that bird feeders are discouraged as they attract rodents and pests from the surrounding wooded areas, such as squirrels and raccoons, which can nest in the attics of our buildings causing damage and requiring costly exterminators and repairs. Please do not feed any wildlife, including birds.

COMMUNITY EMAIL LIST

Woodside Trails communicates with Owners and residents in various ways, one of which being email. Email provides a free and easy way of communicating that is faster than regular mail and, for all community communications, takes less time than calling everyone on the phone. Reminders are emailed out to hundreds of WST Owners and residents on a semi-regular basis. If you've not yet provided AMC Management with an email address, please do so to be included in these communications.

UTILITY SHUT-OFF VALVES

In the event of an emergency, it is vital you know where your water and gas shutoff valves are located within your home, so as to act quickly and minimize damage. You should also take notice of where your electrical breakers are located. If you live in a building with a common area where shutoffs are located that control the entire building, familiarize yourself with this so as to be able to act if ever it is necessary. Call Greg at AMC with questions or concerns in regards to your utility shutoff valves or electrical breakers.

NEXT OPEN FORUM MEETING
MONDAY, APRIL 20, 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, April 20th. 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.

WOODSIDE TRAILS COMMUNITY DIRECTORY

The Board of Directors is pleased to announce that a new Community Directory will be printed and delivered to all who choose to take part this spring! The directory will also be published online at www.woodsidetrails.com where Owners will be able to access this information via a password protected page of the website.

Recently, you should have received a form to complete and remit to AMC Management, LLC allowing you to “opt-in” to having your phone number and/or email address included in the directory. If you wish to take part, please ensure you complete that form and return to AMC Management, LLC as soon as possible. Those who do not “opt-in” will not receive a directory booklet in the mail, but can still access the booklet online. Please note that you are only choosing which information to include beyond that which is public record (name and address). All Owners names and addresses will appear in the booklet regardless of their choosing to include further information. If you have any questions, Greg at AMC can be reached at 314-291-1450 or by email to office@amcassociation.com.

RECYCLE AND BULK GARBAGE REMINDERS

Woodside Trails provides recycling dumpsters, for the use of all Owners and residents in the community, located in the parking lot of the Clubhouse. Out of respect for your neighbors, please ensure you break down any boxes you deposit into these dumpsters, and only deposit recyclables into these dumpsters. Never should these dumpsters be used for non-recyclable or bulk items.

The Board reminds everyone that on the last garbage collection day of each month, Republic Services will accept bulk items for no additional charge. Please utilize this service and do not discard bulk items in the recycle dumpsters or elsewhere on the property.

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!

VEHILCE/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, 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.

FIREPLACE MAINTENANCE

Per Woodside Trails policy, all fireplace chimneys within the community need to be kept clean on a regular basis. It is the responsibility of the Owners to ensure their chimney is kept in good condition. Improperly maintained chimneys create a potential fire hazard and therefore endanger the lives and property of both the Owner of that chimney and others residing in the building. Please take proper action to ensure your compliance with this policy, in the interest of safety! Thank you for your help in keeping WST a safe place to live.

SNOW REMOVAL POLICY REMINDER

Owners and residents of Woodside Trails are reminded that snow removal services only occur when more than two inches of accumulation is present on the driveways and sidewalks within the community. Please be very careful and never expect a surface to be treated with ice melt when walking outside in inclement weather. Please consider limiting your travel in icy and snowy conditions to reduce risk of injury sustained from a fall or a vehicle accident.

DECK STAINING PROJECT UPDATE

As you may know, the third phase of deck staining in the community has commenced. The second phase is due to be completed within the next couple of weeks, weather permitting. The Board of Directors is pleased to announce it was so pleased with the quality of work done on phase two, it has selected to continue with the services of Neubauer Painting for phase three. Phase two included all buildings on Pine Ridge Trails and phase three will include all remaining apartment style and “stacked” style buildings and will be completed in 2020. Villas will be completed as phase four, in 2021.

If your deck is scheduled to be stained, Neubauer will notify you ahead of time with a note on your door. Please ensure you remove your personal property from the deck ahead of it being stained, as Neubauer’s crew will not move personal property and will instead leave a can of stain near the sliding door on the deck for the Owner to complete their staining themselves. To avoid this, please ensure your deck is clear of personal property in time for staining work to begin!

TREE TRIMMING AND REMOVAL

In October 2019, Gamma Tree Service completed the trimming of nearly 50 trees and removal of nine from the Woodside Trails community. In 2020 additional tree trimming and removal will be completed. One of our largest maintenance items each year is our trees. They are also one of the most enjoyed part of living at Woodside Trails, according to a resident survey conducted in 2018. Our community prides itself on its appearance and safety, and ensuring our trees are properly taken care of is a big part of keeping WST both safe and looking great!

SPORTS COURT UPDATE

You may have noticed that the tennis court is now a sports court! The sports court now includes the necessary marking for Pickleball and also a brand new basketball hoop! Please take advantage of the beautiful spring weather and have some fun utilizing this fantastic amenity!

WHO YOU GONNA CALL...

When you have a work order to submit for maintenance or repair to a portion of the common elements? Woodside Trails contracts with AMC Management, LLC to provide maintenance and repair services to our community via an on-site maintenance person, Jeff Strauser, who is stationed here Monday, Thursday and Friday of most weeks. Should you need to submit a work order request, you may do so online at www.woodsidetrails.com, via email to office@amcassociation.com, or by phone to 314-291-1450. You may also submit a work order via written request mailed to AMC Management, LLC at 3153 Fee Fee Rd. Bridgeton, MO 63044.

REMODELING? REMEMBER YOUR PERMITS!

Owners are reminded that in accordance with Ballwin City Ordinance, permits must be issued by the city prior to most electrical, plumbing, and structural alterations and improvements Owners may wish to make to their home. For more information, or to check if your project requires permits, contact Ballwin at 636-227-2129 or go online to www.ballwin.mo.us/building-permits-and-ocupancy-inspection-information/. Please also note that the Association must approve any alterations to the exterior of the Unit or which may impact another Unit. For more information, see our website at www.woodsidetrails.com.