

FORESTLINE

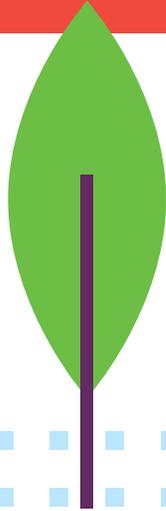
BRENTWOOD FOREST CONDO ASSOCIATION

WHAT'S INSIDE

- [Call for Candidates » pg.1](#)
- [President's Chat » pg.2](#)
- [Paying Condo Fee » pg.2](#)
- [Happenings Around Town » pg.3](#)
- [Owner's Portal, Vantaca » pg.3](#)

- [Trash Reminders » pg.4](#)
- [General Manager Report » pg.4](#)
- [Dumpsters & Storage Units » pg.5](#)
- [Prepping for Spring » pg.5](#)
- [The Fine Print » pg.7](#)
- [Directories » pg.8](#)

Vol. 45 Issue 3-4
Mar | Apr 2022



Call for Candidates

REGISTRATION FOR BOARD ELECTION NOW OPEN

Registration to run for the Board of Managers is open from March 1 through April 15, 2022. This year, we have five openings, one in each of our five wards. Each open position is for a two-year term (2022-2024). Registration to stand for election will take place online. If you aren't sure which ward you live in, call the office for assistance.

Brentwood Forest has again hired The Inspectors of Election LLC (TIE) to handle the election process. The deadline for submitting your application to stand for election is **FRIDAY, APRIL 15, 2022**. To complete the online form, visit www.tieivote.com and log in with:

- User Name: BFCA
- Password: 4262

You may submit a brief profile (maximum 500 words), stating your background and reasons why you would like to serve on the Board of Managers. If you do so, it will be published in the May/June issue of *ForestLine*. You may also submit a photograph. If you have any questions, please contact TIE at (888) 211-5332 or info@tieivote.com.

After the candidate registration period closes, each applicant will be vetted to verify that the applicant is a Unit Owner in the ward in which the Unit Owner applied to stand for election. TIE will then mail to each Unit Owner the Notice of the Annual Meeting of Unit Owners and the election package with instructions on voting. The Annual Meeting of Unit Owners will be held at the Clubhouse on Tuesday, June 14, 2022 at 6:00 p.m. All Unit Owners are invited to attend.

1401 Thrush Place
Brentwood, MO 63144
brentwoodforest.com

email:
office@brentwoodforest.com

office:
(314) 961-3066

fax:
(314) 961-4935

BFCA emergency number:
(314) 497-9582, for emergencies
after hours and on weekends

Do you get email updates from Brentwood Forest?

If not, email stacey.davis@brentwoodforest.com to make sure you're on the distribution list and stay up to date with all that's happening in the community!

PRESIDENT'S CHAT

Board of Managers Election

If you would like to stand for election to the Board of Managers, please see the article on [page 1](#) about how to apply. Registration runs from March 1 through April 15. There is a two-year term open in each of our five wards. If you are unsure which ward you live in, please contact the office for assistance.

The Board meets monthly on the last Tuesday. There are often executive sessions between Board meetings and also work on committees.

The Board has adopted a revised Election Policy to govern this year's election. The new policy is included as an insert with this issue of *ForestLine*. If you didn't receive the new Election Policy (insert) or you misplaced yours and need another, contact the Office.

Under our Bylaws, all votes are cast at the Annual Meeting of Unit Owners. A voting information packet will be sent in early May by TIE, the company our Board has hired previously to assist with our elections. The election package will contain the official Notice of the Annual Meeting of Unit Owners, typically in mid-June. The Annual Meeting will be Tuesday, June 14, 2022 at 6:00 pm. Voting results will be tabulated and announced by TIE at the Annual Meeting, and new Board members will be seated. Meetings are typically at the Clubhouse, and BFCM will follow COVID-19 regulations from the St. Louis County Department of Health.

Refuse Collection

In 2020, the City of Brentwood stopped picking up loose trash bags. The Board enacted a policy requiring all trash bags to be placed in hard-sided containers with a lid. (There is a summary on [page 4](#)). Residents may store their trash containers behind a building or at the end of a building. While the vast majority of residents are

using hard-sided containers, there are still some people who are setting out loose trash bags. So we would like to ask the cooperation of all residents to dispose of their trash ONLY IN HARD-SIDED CONTAINERS. To remind residents of this policy, we have begun using door hangers in areas where we find loose trash bags. If this is not your trash bag, then THANK YOU for using a trash bin. Please talk with your neighbors who may not know about the hard-sided container rule and ask them to purchase a trash bin. Or take the door hanger that was on your door and place it on your neighbor's door. If you have a neighbor who still won't cooperate, please contact the office.

Since the City isn't picking up loose trash bags and yet there are loose trash bags lying around, who is picking them up? The Association. Our maintenance staff drive around on refuse collection days to pick up loose trash bags left behind by the City, then dispose of them in the Association's private-pay dumpster. Brentwood Forest incurs the cost of the dumpster. We pay a flat fee for each time that our dumpster is emptied plus a tonnage fee. So the cost of disposal of those loose trash bags is being borne by the Association.

We need everyone's cooperation in getting those loose trash bags into hard-sided containers. We can do this!
THANK YOU FOR BEING PART OF THE SOLUTION.

New Rule About Personal Dumpsters and Mobile Storage Units

The full text of this new rule is included on [page 5](#). Any person wishing to place a private dumpster or mobile storage unit on our premises must obtain prior approval from the office.

Yvonne Homeyer
President, Board of Managers



New Option for Paying Condo Fee

The Board of Managers is now offering Unit Owners a new way of paying condo fees in partnership with our bank, CIT, a division of First Citizens Bank. Unit Owners can now make payment online with a credit card, securely and conveniently, for a fee of 2.95%. To get started, visit the C-Property Pay website at <https://propertypay.cit.com>. You can make a one-time payment or set up an ongoing payment schedule. For a one-time payment without creating a log-in, select Pay Now. For an ongoing payment schedule, you will need to create an account. In both situations, you will be asked to enter the Management ID code (4023) and the Association ID (0700), along with your account number, which you can find in your coupon book. For further assistance, contact the Association office.

HAPPENINGS AROUND TOWN



by Jack Shelton
Ward 4 Brentwood City Alderman

Interested in City Business?

The City of Brentwood is looking to fill some vacancies on committees – specifically our Planning and Zoning Commission. No prior experience is required, and it is a great way to get involved and learn how the city operates. Please contact us if interested.

Please also consider keeping up with the City of Brentwood by reading the quarterly newsletter that is delivered to each resident. This is a great way to keep up with what is going on, especially as events are adjusted due to COVID. As a reminder, you can always view city meetings on YouTube at [youtube.com/brentwoodmogovtv](https://www.youtube.com/brentwoodmogovtv).

Car Safety

As we hopefully transition into warmer weather, please still be mindful that there has been an uptick in car thefts throughout all of St. Louis County. Police Chief Spiess notes that the majority of these incidents seem to be happening in the early morning hours beginning at 4:00am. These thieves are continuing to be bolder, so please consider them armed and dangerous and do not try to interfere. As always, contact the Brentwood Police at 911 immediately.

Good news to report is that due to the diligent work of our Brentwood Police Department, 2021 vehicle thefts and thefts from vehicles were down compared to 2020.

Brentwood Bound

If you take a drive down Manchester Road between Brentwood Blvd. and Hanley, you will notice the tremendous progress on the Brentwood Bound project and specifically the lake and event building at what will be known as “Brentwood Park.” The area is still undergoing a lot of work and construction. Our city appreciates everyone’s patience to make this an incredible asset for not only our city but the entire region.

SIGN UP FOR OWNER’S PORTAL, VANTACA

The VANTACA platform is a powerful resource for Brentwood Forest owners. Please email Stacey (stacey.davis@brentwoodforest.com) to setup your account.



Snow Thankful

Thank you to the Brentwood City trucks and Greenwood landscape crews for your diligent work clearing snow and spreading ice melt to keep our BFCM community safe in the multiple February storms.

Introducing New Board Member – Mike Slaughter

The BFCM Board of Managers recently appointed Mike Slaughter to fill the vacant Ward 4 Board seat. He is now serving on the Board until the Annual Meeting in June 2022. Welcome to the Board, Mike, and thank you for your service.



BRENTWOOD FOREST TRASH REMINDERS



We need your help to keep Brentwood Forest looking great!

By following these rules you will help our community maintain a clean and professional look:

- Brentwood trash collectors will not remove trash that is not in a container. Loose trash bags and paper bags are not allowed to be placed anywhere on the property.
- Residents are required to use a hard-sided trash container with a tight-fitting lid for trash disposal.
- Residents are required to purchase their own containers. Your condo address number should be on both the container and lid.
- Empty and clean trash and recycling containers may be stored in out-of-the-way locations on the rear or side of the buildings, on rear decks, or in storage sheds. Trash containers are not allowed to be stored in front of the buildings.
- Trash is not to be placed in trash containers until the evening before or the morning of trash collection.
- Trash and recycling containers must be placed at the curb no earlier than dusk on the evening before pickup day and no later than 7:00 AM on the pickup day. Empty containers must be retrieved and stored in allowable places by the day following trash pickup.

If you are not able to set out or pick up trash or recycling containers due to traveling or another situation, please contact the BFCA office for assistance (314-961-3066).

Owners who own rental property are required to inform their tenants of the above rules.

BFCA GENERAL MANAGER'S REPORT 2022

by Kent Allen, CMCA, AMS
BFCA General Manager

I would like to review some items from 2021 and discuss additional items to look forward to in 2022.

Brentwood Forest had 165 units sold in 2021, a higher number than in recent years. In the painting of buildings, 35 buildings were painted in 2021, the highest one-year number in the history of the community. We installed two new roofs on two 10-unit buildings. That leaves us with 51 roofs that have not been replaced since 2013. BFCA replaced 51 decks in 2021. BFCA also repainted 419 parking space lines and 227 reserved

parking spaces. BFCA also repaired/replaced numerous porches, steps, and sidewalks throughout the community and resurfaced 2 parking lots, repaired a section of Bluebird and resurfaced three parking space areas. We also replaced 20 electrical panels on buildings in 2021. Financially, we used \$358,000 from our reserve account and deposited \$390,000 back into the reserve account. We were \$61,000 under budget from our operating account for 2021.

This is what you can look forward to in 2022. We are scheduled to paint approximately 40 buildings in 2022. We are putting together a list for

parking lots and parking areas to be resurfaced and replaced. BFCA will replace at least 2 roofs this year. The Gazebo will get new paint and repairs. Reserve parking space paint and parking space lines will be updated in some areas as well. BFCA will also be replacing numerous decks in 2022. We are scheduled to do numerous electrical panels for buildings depending on availability of material. Financially, we budgeted \$405,000 to come out of reserves in 2022 and will be depositing an additional \$65,000 back in along with the \$405,000 we are using from the reserve account. I'm looking forward to a very productive 2022.

AMENDMENT TO "STORAGE CONTAINERS" SECTION OF PARKING RULES IN THE "BRENTWOOD FOREST RULES, REGULATIONS, POLICIES AND REFERENCE INFORMATION" EFFECTIVE ON JAN. 1, 2017

Old Rule: "Storage Containers. No storage containers are allowed in parking areas without prior authorization from the Association office. The Association office shall have sole discretion on placement and time limits that the container may remain on the premises."

New Rule: "**Dumpsters and Storage Containers** (also known as Mobile Storage Containers, Mobile Storage Units, and Mobile Storage Pods). No dumpster or storage container shall be allowed anywhere on the premises of Brentwood Forest without prior written authorization from the Association. The Association shall have sole discretion regarding size, location, and time limits that the dumpster or storage container may remain on the premises, including the original authorization and any extensions. Any person who places a dumpster or storage unit on Brentwood Forest property without written authorization from the Association will be assessed an automatic fine of \$50.00. Any person who continues to place a dumpster or storage unit on Brentwood Forest property after the termination of the Association's written authorization will be assessed a fine of \$50.00 per day after the termination date until the dumpster or storage container is removed."

Approved by the Board of Managers on January 25, 2022

Yvonne Homeyer
President, Board of Managers

ForestLine Survey Results

The Communication Committee recently distributed a survey to owners and renters to understand whether residents value a printed copy of the *ForestLine* publication. The committee received 87 responses: 85% from owners and 15% from renters.

There was a strong preference (63%) for the continuation of a printed *ForestLine* that is delivered to units bimonthly. As a result, the Board voted to continue printing and distributing *ForestLine*.

63% Prefer a print option

Prepping for Spring

by Jason Grissom
The Greenwood Group, LLC

Although I write this article after an ice storm combined with an eight-inch snow, spring is just around the corner. In the next few weeks we will begin our spring clean-up and mulch installation.



If you see that the mulch is being installed close to your condo, you may want to close your windows and doors to make sure that the dust doesn't enter your home during the installation process.

The sweet gum balls are still falling throughout the property and will continue to do so until late spring. We are removing them weekly as they drop, usually through March and into early April. We have been removing leaves from the property continuously since November. So far, over 660 cubic yards of leaves have been hauled away. This is the equivalent of ten tractor-trailer loads of leaves! Annual flowers have been ordered and will be delivered the second week of May. Flower beds will be prepped with compost, and the flowers will be installed as soon as they are delivered.

For the most part it has been a mild winter, but we've also had some heavy snow. I would like to thank the residents for their patience and cooperation during the removal process. We will continue to do our best to make sure that Brentwood Forest property is safe for everyone during winter weather events. But watch for those crocuses coming soon!

BRENTWOOD FOREST BOARD MEETINGS FOR 2022

Board meetings scheduled for March-August 2022:

March 29 at 6:00 p.m.

April 26 at 6:00 p.m.

May 31 at 6:00 p.m.

June 14 at 6:00 p.m. (Annual Meeting)

June 28 at 6:00 p.m.

July 26 at 6:00 p.m.

August 30 at 6:00 p.m.



1 SINCE '96

***FEWEST DAYS ON MKT.**

***HIGHEST % LIST PRICE**

***GREATEST # RECORD TRANSACTIONS**

*(MARIS/MLS: SINCE 1996, BRENTWOOD FOREST DATA)

THOMAS KRAMER, BROKER ASSOC.

OFFICE: 636-778-9111

TEKPROD@ATT.NET

**Whether you're a Buyer or a Seller,
Get the expert care you deserve...**



KRAMER LLC, REALTORS®
REAL ESTATE DEVELOPMENT AND BROKERAGE



Monday - Friday: 7:00 AM - 6:00

*Locally Owned
& Operated by a
Brentwood Resident*

314-968-2585

*Experience the advantages that our independently
owned service center offers you!*

**\$27.98 OIL CHANGE
SPECIAL**

Special Offer is good for all residents of Brentwood Forest Condominiums
Includes 5 quarts of Conventional Oil, Synthetic Oil Additional, Most Vehicles, Disposal Fee & Taxes Extra.
Offer Expires 3-31-20

www.rpmcarcare.com

8209 Manchester Road • Brentwood, MO 63144

CLASSIFIED ADS

Classifieds are an affordable way to get your service or product noticed. Classified ads are not endorsed by Brentwood Forest. Please call the office for ad rates.

Residential Home Cleaners

Home and office cleaning since 1997. Affordable weekly, bi-weekly or other appointment times available. Move in/out. Bonded & Insured (636) 448-9389.

Housecleaner

I'd love to recommend my housecleaner, Angie. She's easily the best housecleaner I ever had: attentive to details, effective, and a pleasure to work with. My confidence and trust in Angie is so great that she has the code to enter my house when I'm gone. You can call me (MJKernan 314-616-9200) or contact her directly at 636-208-3948.



Since 1941

Herbster Hellweg Painting Co.
51 Triad South Drive
St. Charles, Mo. 63304

Our company has been doing the annual painting for Brentwood Forest for numerous years.

We want to be your painting company as well. For a competitive quote for all your personal painting needs, please call Joe Herbster, Jr. at 636-720-1700.



Creative work done right since 1981

Jim Silvestri

gatewayremodeling@yahoo.com

314.853.4198

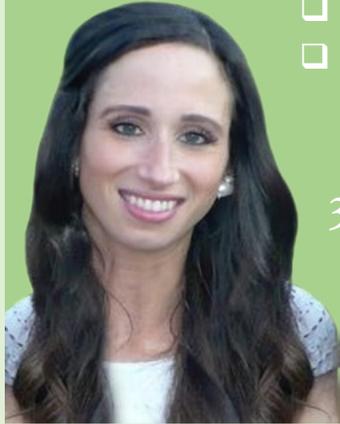
PAINT & REPAIRS

Paint One Room or Entire Condo - Wallpaper Removal
Blinds & Window Treatment Installation
Completion of Predication List
Full Rental Make Ready Services

Payment Due Upon Satisfactory Completion
Free Detailed Estimates • BF References Available

Leslie Johnson wants to buy your condo for the highest price

- Cash Offer
- No Commissions
- Flexible Closing
- No Inspections



Call me today:
314-378-7824

Leslie Johnson
Broker
Newcastle Real Estate

THE FINE PRINT

Brentwood Forest Board of Managers Mission Statement

The Brentwood Forest Condominium Association and its Board of Managers strive to provide all current and future Brentwood Forest residents with distinct, high quality community living; enhancement of property values through excellent care and maintenance of its buildings and grounds; sound fiscal policy; firm support of the rules and regulations which govern the day-to-day operation of Brentwood Forest; and enforcement of its policies.

Brentwood Forest Condo Association Staff

Kent Allen, CMCA, AMS — *General Manager*
Stacey Davis — *Administrative Assistant*
Mary Beth Herold — *Staff Assistant*
Patrick Fogerty, Vince McCollum, Don Price — *Maintenance Staff*

Brentwood Forest Condo Association ForestLine

The **ForestLine** is published bi-monthly by the Brentwood Forest Condominium Association. All ads printed were paid. Brentwood Forest does not endorse the advertisements printed in this newsletter. All rights to articles and editing are a joint responsibility between the Board and Management. The purpose is to provide on-going communication of policies, events and matters of interest to condo owners and residents. Brentwood Forest, at its sole discretion, retains the right to accept or reject contents.

The **ForestLine** is the official method for distributing news and policy regulations to all Unit Owners and Residents of Brentwood Forest. The Board of Managers expects that all Unit Owners and Residents are properly notified when policy regulations are distributed in this manner.



Mobile: 314-540-3662

Office: 800-439-7773 Ext. 660
mikeoneill1958@gmail.com

Brentwood Forest Condos are in High Demand!

Mike has sold over 600 Brentwood condos since 1995.

There is a reason...

NO OTHER AGENT HAS SOLD MORE CONDOS IN BRENTWOOD FOREST

Contact Mike with all your real estate questions.



STAY INFORMED & INVOLVED

- Sign up for our periodic "Email Blasts" to stay up-to-date on the latest happenings in Brentwood Forest. Contact the office (office@brentwoodforest.com) and ask to be placed on the email distribution list.
- Join a Committee of the Board and get involved: Building and Grounds (*Deb Behrendt & Jeff Forrler, Co-Chairs*), Communication (*Deb Behrendt, Chair*), Election (*Jeff Forrler, Chair*), Finance (*Bob Horton, Chair*), H.R. (*Deb Behrendt, Chair*), Insurance (*Katie Hebson, Chair*), Meyer Report Implementation (*Jardi Schmalz, Chair*), Recreation (*Bryan Fay, Chair*), Safety (*Deb Behrendt, Chair*), and Technology (*Deb Behrendt, Chair*).

Do you struggle with eating healthier or losing weight and keep getting stuck? I can help you **get unstuck** by figuring out what is getting in the way so you can move forward in feeling **healthier, happier** with more **harmony** in your life.

Reach out to setup a complimentary health and wellness audit



Anne Koken
Wellness Coach
anne@annekoken.com
annekoken.com



Super Handy Man LLC

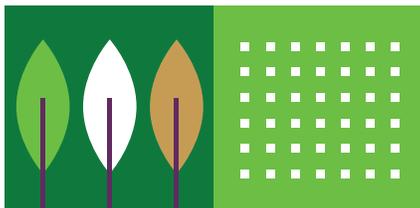
Donald Uxa

Retired Contractor

5 Ladue Crest Lane
Ladue, MO 63124

314-941-8886

SqueakyCleanWash@aol.com



BRENTWOOD FOREST

CONDO ASSOCIATION

1401 Thrush Place
Brentwood, MO 63144

brentwoodforest.com

email: office@brentwoodforest.com

office: (314) 961-3066

fax: (314) 961-4935

BFCA emergency number:

(314) 497-9582, for emergencies

after hours and on weekends

PRSR STD
U.S. Postage
PAID
St. Louis, MO
Permit #3605



Brentwood Forest's Community Directory

BF Association Office

1401 Thrush Place
7:30 a.m. – 4 p.m.
Mon. – Fri.

Emergencies

Dial 911

Emergency

Maintenance
(314) 497-9582

Clubhouse

9000 Wrenwood Lane
(Wrenwood &
High School)

Laundry Facility

Behind 1612-1614
High School

Cable Service

Charter Communications
1 (855) 757-7328

City Hall

(314) 962-4800

Electric

Ameren Missouri
(314) 342-1000

Library

(314) 963-8630

Gas

Spire Gas Co.
(314) 621-6960

Trash Pickup Schedule

6 a.m. Household
Mon. and Thurs.

Recycling

Monday only

Recycle Appliances

D&D Appliance
(314) 249-2951

Gateway Sewer & Drain

(314) 849-7300

Large item pick-up

Call City Hall —
Public Works
(314) 962-4800

**TRASH MAY NOT
BE PLACED IN OR
NEAR ASSOCIATION
DUMPSTERS**

Emergency Animal Control

Lee's Termite
(314) 223-2551

BFCA BOARD MEMBERS

WARD 1

Bob Behymer (Board Term: 2020 – 2022)

robert.behymer@brentwoodforest.com

Robert Horton (Board Term: 2021 – 2023)

robert.horton@brentwoodforest.com

WARD 2

Bryan Fay (Board Term: 2021 – 2023)

bryan.fay@brentwoodforest.com

WARD 3

Katie Hebson (Board Term: 2021 – 2023)

katie.hebson@brentwoodforest.com

George Stenseth (Board Term: 2020 – 2022)

george.stenseth@brentwoodforest.com

WARD 4

Jeffrey Forrler (Board Term: 2021 – 2023)

jeffrey.forrler@brentwoodforest.com

Mike Slaughter (Board Term: 2022)

mike.slaughter@brentwoodforest.com

WARD 5

Deb Behrendt (Board Term: 2020 – 2022)

debra.behrendt@brentwoodforest.com

Yvonne Homeyer (Board Term: 2021 – 2023)

yvonne.homeyer@brentwoodforest.com