

FORESTLINE

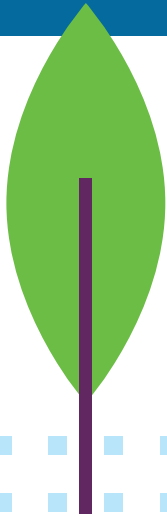
BRENTWOOD FOREST CONDO ASSOCIATION

WHAT'S INSIDE

- Board Elections » pg 1
- President's Chat » pg 2
- Board Candidates » pg 3-7
- Finance Committee Report » pg 7
- Happenings Around Town » pg 8

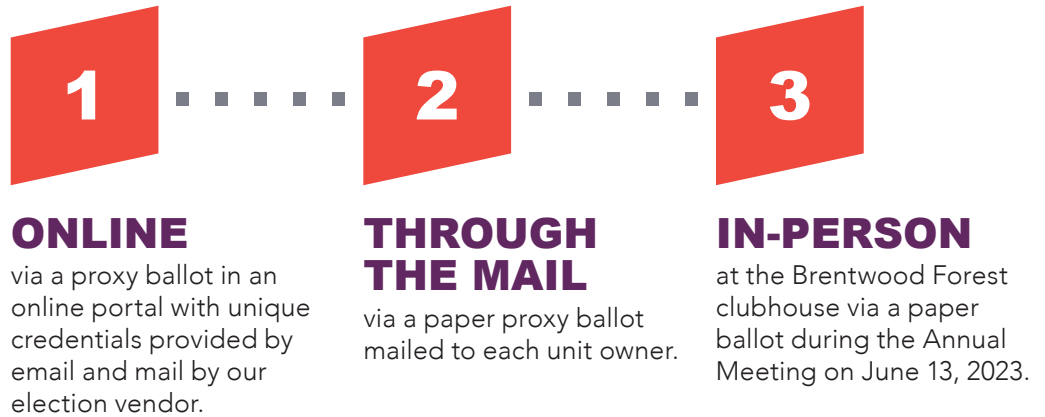
- Pool Pass Appointments » pg 9
- The Fine Print » pg 11
- Owner's Portal, Vantaca » pg 11
- Call 911 » pg 11
- Directories » pg 12

Vol. 46 Issue 5-6
May | June 2023



The 2023 Board of Managers Election is around the corner!

The association will provide Unit Owners with three options for voting:



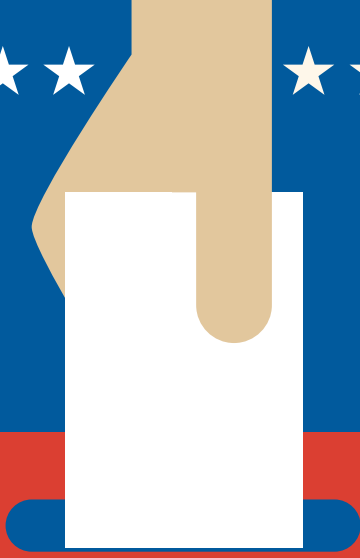
1401 Thrush Place
Brentwood, MO 63144
brentwoodforest.com

email: office@brentwoodforest.com
office: (314) 961-3066
fax: (314) 961-4935

Voting should open the week of May 10 and will end on June 13, 2023 at the Annual Meeting. Learn more about the candidates by reviewing their bios on pages 3-7.



visit us at...
brentwoodforest.com



YOUR VOTE YOUR VOICE

The Board’s primary role is to plan strategically, set long term goals and objectives, provide governance over association operations and finances, manage risk and ensure the association’s longevity. The Board meets, at a minimum, monthly in open session. Throughout the month there are various committees that work on Board matters. Your Board representative is your voice on the Board. Make sure you vote! Watch for your voter packet in the mail.

PRESIDENT’S CHAT

Our Annual Meeting of Unit Owners and election of members for the Board of Managers will take place on Tuesday, June 13, 2023 at 6:00 p.m. at the Clubhouse, 9000 Wrenwood Lane, St. Louis, MO 63144. **Please participate!** We need to ensure that we have a quorum, which is 285 units.

You will soon receive an Annual Meeting packet in the mail from our third-party vendor, The Inspector of Elections (TIE). It will include detailed instructions on how to cast your proxy submission prior to the Annual Meeting. You also have the option of casting a paper ballot at the beginning of the Annual Meeting.

Please note that every proxy offers you the option to vote for a quorum. If you choose not to vote for a candidate, or if there is no candidate on your proxy, you may still submit a proxy for a quorum. This will help us achieve a quorum, which we must have in order to have a valid election.

We encourage you to attend the Annual Meeting to learn about our current and long-term projects and to socialize with other community members.

Also, if you would like to be notified of the latest happenings in Brentwood Forest, please contact the office (office@brentwoodforest.com) and give us your email address for our periodic "email blasts."

by **Bill Reck**
President, Board of Managers



Meet the Candidates!

Candidate statements appear as provided by the candidate.

WARD 1 CANDIDATES

(1 open seat)

Robert Behymer

1401 Bluebird Terrace — Ward 1

I have had the pleasure of serving on the Board on two separate occasions, both for two-year terms and also own 40 units within the community. After college I was a construction superintendent and have supervised the construction of well over a thousand homes, apartments, condominiums, light commercial warehouses, office buildings and three local automobile dealerships (eventually becoming General Manager of all three). I am an active partner in a local mid-size real estate management company that oversees homes, apartments, condominiums, warehouse space, mobile home parks and office buildings. I am familiar with all aspects of real estate management including Federal, State and Local laws, zoning and the complicated aspects of real estate budgeting and accounting. I am a certified real estate appraiser in this state and have held a Real Estate brokers license. While I do not reside in Brentwood Forest, I have a substantial investment in the entire community and would faithfully make decisions based on the entire complex, not just my own Ward. On top of these qualifications, I was raised in Brentwood, first living six years in the old Audubon Park Apartments before moving to White Avenue and graduating from Brentwood High School. Given my ties to the community, my construction and real estate knowledge and past inclusion in the Board of Managers I do not believe there is another person in Ward 1 that comes close to my knowledge and experience needed to represent our community. I would sincerely appreciate your vote of confidence in this election and look forward to serving the residents of this community.

Leslie Johnson

1516 Thrush Terrace — Ward 1

I am a long-standing advocate for the Brentwood Forest Community and an experienced, former Board Member. As a Board Member, I chaired the Technology Committee, which revamped the Brentwood Forest website and introduced technology advancements to drive operational efficiency.

I grew up in St. Louis and attended the University of Pennsylvania for undergrad and then completed a Masters at the London School of Economics. After graduation, I worked in London for five years as Strategy Consultant, designing global operating models for gas and energy clients. My work focused on improving the efficiency and cost effectiveness of their business models, a skill I will apply in my role as a Board Member. Since moving back to St. Louis, I have renovated over 150 Brentwood Forest condos and have resold nearly all to owner-occupants.

As a Board Member, I will apply my consulting skills to identify ways to improve our community, including bringing additional technology to Brentwood Forest. I believe that my experience in Strategy Consulting and the Brentwood Forest real estate make me an ideal candidate to preserve and promote the value of our community. I hope to have your support in shaping our future as a Ward 1 representative.

Jimmy Nelson

1417 Bobolink Place — Ward 1

I've resided in Brentwood Forest for the last year and a half and have lived in the St. Louis area for the majority of my life with brief stints at MIZZOU and Baylor College of Medicine for my graduate work in Texas. Currently, I am a scientist at Washington University researching dementia and hemorrhagic stroke. I'm planning on living in the neighborhood for the foreseeable future and believe that I could bring a different yet creative perspective to the board and would love to serve our community, and have the time allocated to do so!

Meet the Candidates!

(continued from page 3)

WARD 2 CANDIDATES

(2 open seats)

Troy Chaney

8833 Wrenwood — Ward 2

I am a small business owner and have operated the company for the past 35 years. I have lived in the area for my entire life and actually spend a lot of time in Brentwood Forest in my 20's and 30's. I attended high school at St Louis Country Day School. I attended Brown University for my undergraduate degree and attended the Washington University MBA program. If elected, I would bring finance and business knowledge to the board.

John Dinceroglu

1665 East Swan Circle — Ward 2

I am self-employed. I have lots of experience in construction. I am sure I will be helpful.

Leslie Johnson

8946 Cardinal Terrace — Ward 2

I am a long-standing advocate for the Brentwood Forest Community and an experienced, former Board Member. As a Board Member, I chaired the Technology Committee, which revamped the Brentwood Forest website and introduced technology advancements to drive operational efficiency.

I grew up in St. Louis and attended the University of Pennsylvania for undergrad and then completed a Masters at the London School of Economics. After graduation, I worked in London for five years as Strategy Consultant, designing global operating models for gas and energy clients. My work focused on improving the efficiency and cost effectiveness of their business models, a skill I will apply in my role as a Board

Member. Since moving back to St. Louis, I have renovated over 150 Brentwood Forest condos and have resold nearly all to owner-occupants.

As a Board Member, I will apply my consulting skills to identify ways to improve our community, including bringing additional technology to Brentwood Forest. I believe that my experience in Strategy Consulting and the Brentwood Forest real estate make me an ideal candidate to preserve and promote the value of our community. I hope to have your support in shaping our future as a Ward 2 representative.

Mary Ann Moore

1611 Thrush Terrace — Ward 2

I previously served as the President of the Brentwood Forest Board of Managers and have been an owner since 2004. Such a complex property presents many challenges, but the Board's role is to ensure BF is a great place to live now and in the future. As President, I brought a view toward not only tackling day-to-day challenges, but also upgrading technology, building stronger connections with the community, and ensuring fiscal soundness. I am looking forward to serving again and ask for your vote. I want to bring effective decision-making, stronger neighborhood engagement, and involvement and transparency to the work of the Board.

Niren Sainani

1686 East Swan Circle — Ward 2

No candidate statement was submitted.

WARD 3 CANDIDATES

(2 open seats)

Stephanie Bass

1727 Bluejay Cove — Ward 3

Dear Neighbors,

My name is Stephanie Bass, and I am a proud homeowner in Ward 3. After renting in Brentwood Forest for two years, my family and I decided to make this wonderful community our permanent home by purchasing a condo last fall.

As a homeowner, I am now eager to become more actively involved in our community and contribute my skills and experience to help it flourish. With nearly 15 years of professional experience, I have had the opportunity to work with service providers that perform essential tasks similar to those of Brentwood Forest Board Members – advising, strategizing, and supporting decisions for the benefit of both real estate portfolios and communities.

Becoming a homeowner has given me the chance to better understand the various aspects of our community and raise questions or suggest improvements that may not have been apparent during my time as a renter. As a Brentwood Forest Board Member, I will not hesitate to ask questions, offer fresh perspectives, and bring best practices to the table.

I am truly passionate about my professional career and am excited to channel that same dedication towards Brentwood Forest. I firmly believe that success is attainable through determination, hard work, and sound logic as our foundation. It is with great enthusiasm that I submit my candidacy for the Brentwood Forest Board and look forward to the opportunity to help our community thrive.

Thank you for considering my candidacy, and I am excited to potentially serve you all as a board member.

Warm regards,

Stephanie
Total Workplace Manager
Cushman & Wakefield

Robert Behymer

1725 Canary Cove — Ward 3

I have had the pleasure of serving on the Board on two separate occasions, both for two-year terms and also own 40 units within the community. After college I was a construction superintendent and have supervised the construction of well over a thousand homes, apartments, condominiums, light commercial warehouses, office buildings and three local automobile dealerships (eventually becoming General Manager of all three). I am an active partner in a local mid-size real estate management company that oversees homes, apartments, condominiums, warehouse space, mobile home parks and office buildings. I am familiar with all aspects of real estate management including Federal, State and Local laws, zoning and the complicated aspects of real estate budgeting and accounting. I am a certified real estate appraiser in this state and have held a Real Estate brokers license. While I do not reside in Brentwood Forest, I have a substantial investment in the entire community and would faithfully make decisions based on the entire complex, not just my own Ward. On top of these qualifications, I was raised in Brentwood, first living six years in the old Audubon Park Apartments before moving to White Avenue and graduating from Brentwood High School. Given my ties to the community, my construction and real estate knowledge and past inclusion in the Board of Managers I do not believe there is another person in Ward 3 that comes close to my knowledge and experience needed to represent our community. I would sincerely appreciate your vote of confidence in this election and look forward to serving the residents of this community.

Jim Burgess

1733 Redbird Cove — Ward 3

I have owned property in Brentwood Forest for 15 years. I lived here for two years and have rented my property since. I am a Certified Public Accountant and Certified Financial Planner in Richmond Heights and a Master Sergeant in the Missouri National Guard. My primary qualifications for this position is are my extensive experience in financial analysis and history of public service.

Sullivan Erger

1727 Redbird Cove — Ward 3

I have lived in Brentwood Forest for five years, three as a unit owner and two as a renter. I was born and raised in the Shrewsbury/South City area but now I take pride in calling Brentwood my home. I work as a small business lender helping small businesses attain the financing they need to successfully operate and grow.

I have always had a desire to “help people” and I plan to do just that if I am elected to the board. I always try to be as fair as possible having been raised by my grandfather, who was a judge and St. Louis County Election Commissioner.

Public service and giving back to the community runs in my family’s DNA. I plan to use my financial background to help ensure Brentwood Forest is operating as efficiently as possible. Your aspirations for Brentwood Forest will be my highest priority if you are to vote for me. Thank you.

Mark Kurtz

1728 Redbird Cove — Ward 3

Appointed as a Board Member in December 2022 to fill an open seat. Former Mayor of Brentwood from 1993 to 2001. Brentwood resident off and on since 1956.

Brian Lamb

1705 Canary Cove — Ward 3

Well, hello! Born and raised in St. Louis, I’ve spent most of my life here. I earned a few degrees at Southeast Missouri State and continued my career at St. Louis Bread Company after college, hitting my work anniversary of 12 years this summer. Having lived both in the county and the city, I understand the benefits to both, and how Brentwood brings the best of both together.

I chose my first home purchase to be in Brentwood Forest because of the amazing proximity to the city and the feel of a small secluded community. My goal and purpose in running for Ward 3 HOA representative are to bring younger representation to the board and a fresh view of how we can make our community even more attractive to current and future owners/renters.

Hearing the opportunities from residents and formulating an action plan to improve life at Brentwood

Forest would be the primary objective of my time spent on the HOA board. Thank you for your time and energy spent in helping select the future of our representation!

Mary Ann Moore

1751 High School — Ward 3

I previously served as the President of the Brentwood Forest Board of Managers and have been an owner since 2004. Such a complex property presents many challenges, but the Board’s role is to ensure BF is a great place to live now and in the future. As President, I brought a view toward not only tackling day-to-day challenges, but also upgrading technology, building stronger connections with the community, and ensuring fiscal soundness. I am looking forward to serving again and ask for your vote. I want to bring effective decision-making, stronger neighborhood engagement, and involvement and transparency to the work of the Board.

Peggy Reilly Tharp

9006 W. Swan Circle — Ward 3

Professional businesswoman who is looking to make the most of beautiful Brentwood Forest for homeowners and renters. I have extensive experience in finance and communications and would love to share my background with this lovely community. As an owner of three units, with plans to convert one into my personal St. Louis base upon retirement, I want to be sure we make the most of our investments in this special place. Importantly, I will work to bring cost- and time-saving technologies and paperwork to Brentwood Forest owners and tenants, while preserving more traditional methods for those who prefer those options.

Richard Rogers

1717 Bluejay Cove — Ward 3

I was appointed to the Board last summer. My number one goal in the coming year is to modernize our irrigation system. That improvement will result in an approximate savings of \$100,000/ year. I will continue to attempt to improve our management system to be more efficient and respectfully responsive.

Meet the Candidates! (continued from page 5)

WARD 4 CANDIDATES

(2 open seats)

Anne Koken

9192 Wrenwood Lane — Ward 4

Anne has been a part of the Brentwood Forest Community for 30 years. A St. Louis native, she's spent much of her career in financial/investment institutions including Commerce Bank and Stifel as well as with legal firms, where she developed her extensive expertise administering employee benefits. Recently, she's begun pursuing her passion to help others live better lives by becoming a certified Health and Wellness/Life Coach. You may have seen Anne in the neighborhood walking her two black cocker spaniels.

Among Anne's goals as a board member are:

- Restore and foster a sense of community and connection in Brentwood Forest, including reinstating our holiday and end-of-season pool parties and a meet and greet with board members prior to board meetings
- Maintain sound finances for the condo association for a thriving Brentwood Forest by applying her experience from financial institutions to ensure due diligence around condo fees and keep the budget strong moving forward
- Promote transparency and engagement among our member community by publishing previous board meeting minutes before each board meeting to communicate decisions and discussion topics that affect us

Gerarda (Jardi) Schmalz

1539 Swallow Drive — Ward 4

I have owned and lived at Brentwood Forest since 2014. I was elected in June 2018 for a 2-year term on the Board. I became the President of the Board 3 months later and served that position until June 2019. During that time I was also on the Election Committee, the Recreation Committee and the Building and Grounds Committee. In July 2019 I became the Chairperson of the Search Committee when our Director of Operations retired. The role of the Search Committee was to explore the type of management, In-house management or an outside management company, to best serve BFCA. We hired a professional consultant and the Board unanimously voted to continue with In-house management. I also continued as a member of the Election Committee. In November 2019 I was appointed as Secretary of the Board. When my 2-year term ended, I continued on several committees and have continued attending monthly Board meetings since that time. I have also attended workshops offered by our Community Association Institute (CAI), at my expense, to continue my education and understanding of the importance of having a strong Board and Condo Association as well as resources that are available to our Board. I have also served as the Chair of the Meyer Implementation Committee until July 2022.

My goal for the Association, if elected, is to have the members of the Board to attend a free Board Orientation webinar developed by CAI, to promote transparency by the Board, promote ethics and understanding of fiduciary duties of the Board, and to have greater legal support from our attorneys in educating the Board in order to understand their duties per our governing documents. I would support the many steps in place to keep our community financially sound now and with a 5-year and 10-year plan in line with our Reserve Study team's recommendations. We are living during a time of increased costs, especially for insurance. I have signed up for a CAI webinar on this topic and have shared that information with the full Board.

Thank you for taking the time to read this and I hope that you will consider me for your vote.



WARD 5 CANDIDATES

(1 open seat)

Robert Behymer

1625 High School Drive — Ward 5

I have had the pleasure of serving on the Board on two separate occasions, both for two-year terms and also own 40 units within the community. After college I was a construction superintendent and have supervised the construction of well over a thousand homes, apartments, condominiums, light commercial warehouses, office buildings and three local automobile dealerships (eventually becoming General Manager of all three). I am an active partner in a local mid-size real estate management company that oversees homes, apartments, condominiums, warehouse space, mobile home parks and office buildings. I am familiar with all aspects of real estate management including Federal, State and Local laws, zoning and the complicated aspects of real estate budgeting and accounting. I am a certified real estate appraiser in this state and have held a Real Estate brokers license. While I do not reside in Brentwood Forest, I have a substantial investment in the entire community and would faithfully make decisions based on the entire complex, not just my own Ward. On top of these qualifications, I was raised in Brentwood, first living six years in the old Audubon Park Apartments before moving to White Avenue and graduating from Brentwood High School. Given my ties to the community, my construction and real estate knowledge and past inclusion in the Board of Managers I do not believe there is another person in Ward 5 that comes close to my knowledge and experience

needed to represent our community. I would sincerely appreciate your vote of confidence in this election and look forward to serving the residents of this community.

Yvonne Homeyer

1508 Oriole Lane — Ward 5

I am a current Board member running for re-election. I served as President last year and I am currently the Chair of the Finance Committee. I have owned and lived in Brentwood Forest for twenty-eight years. As an attorney, my practice centers on the areas of estate planning and divorce mediation. I have been an instructor at the St. Louis Community College Continuing Education Program for over fifteen years, teaching classes on Wills, Trusts, and Probate. I have years of experience serving on boards of other organizations, local and national. As a Brentwood Forest Board member and past President, I have advocated for long-term planning, increasing our long-term reserves, and sound financial management. I would like to continue putting my skills to work for the benefit of Brentwood Forest to ensure that we remain a vibrant community in the coming years.

VOTING SHOULD OPEN
IN EARLY MAY AND
WILL END ON JUNE 13
AT THE ANNUAL
MEETING.

FINANCE COMMITTEE REPORT

by Yvonne Homeyer, Chairperson of the Finance Committee

Working with our financial advisor, Tedd Schlereth of Ameriprise, the Finance Committee has structured a plan to put most of our long-term reserves to work by investing in government-insured Certificates of Deposit. The Board began to implement that plan last year and it is ongoing. The terms of these CDs are laddered so that every quarter, one comes due. They are earning four to five percent interest. The Association also has a brokerage account with \$150,000 invested in mutual funds (equities and fixed income). These long-term reserves are set aside to provide funds for future capital expenditures so that large amounts of money don't have to be raised in a single year. Such future projects include roofs and siding, which will eventually need to be replaced at significant expense. The Board uses the Reserve Study to help implement this long-range financial planning. Our current budget provides for a contribution of \$165,000 in 2023 to be added to our long-term reserves, which are approximately \$1.1 million.

HAPPENINGS AROUND TOWN

by Kathy O'Neill and Jack Shelton
Ward 4 Brentwood City Alderpersons



Smoke alarms save lives.

For your own safety, your condo should have working smoke alarms. And for your safety, your neighbors' condos should have working smoke alarms.

A recent event here reminded everyone of this need. Fires can travel rapidly between the units in a building. And if one condo in a building has a fire, adjacent condos may end up with water damage. Still another issue is that smoke will carry into the other units in that building. It may require months of work to remove that odor.

Owners, please be sure your condo has up-to-date smoke alarms. If you are a renter, ask your owner to bring your unit up to code. The current city code mandates one smoke alarm on each floor, plus another alarm in each bedroom.

Living close together as we do, we should take every possible caution to keep all residents safe. Smoke alarms are a relatively easy safety fix. Our Brentwood Fire Department will help with battery changes. We appreciate their concern and help.



A Brentwood Police Dog?

A trained canine to help our officers?

Yes! Many people are working to get the necessary paperwork and permissions for our police department to acquire a police dog. We will need a kennel that meets certain requirements, a patrol car that is specially outfitted for the dog, and hours of training for the dog and its handler.

All this comes at a cost, of course, so set aside June 15, 2023 from 4:00 – 8:30 p.m. for a special fundraising kickoff. Where will it be? In our new Brentwood Park Pavilion, of course. Save the date; more details later.



A grand new park deserves a Grand Opening!

Everyone is invited to celebrate, so mark your calendars now for June 3, 2023.

The first phase of our new Brentwood Park will be highlighted that day from 11:00 a.m. – 1:00 p.m. And if you can walk, bike, or blade from our condos, you can enter the park through the new tunnel.

From Brentwood Forest, cross Brentwood Blvd. at Wrenwood/Strassner, and go past the Y and Memorial Park. Just past the creek bridge is a path that will lead south all the way to the park. (This path and road are actually a former trolley route and turnaround, from years ago.) This path is separate from roads, as it's meant for pedestrians and bicyclists.

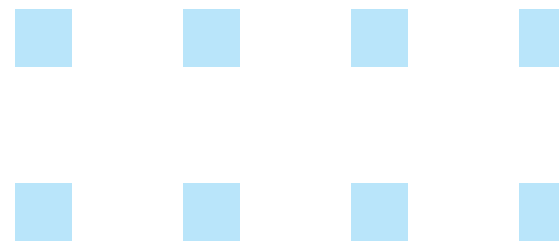
When you reach Manchester Road, you can safely reach the park through our new tunnel. You'll walk 12' under Manchester Road, in a tunnel that will be lit 24 hours a day. It's 14' wide and 9'-4" high, so bike riders need not be concerned. The tunnel opens toward our first phase of the park, and you can proceed past the lake to the Pavilion. If you are biking, you'll find a bike station there with repair tools and free air.

The Pavilion's meeting area is already being booked by some residents for their private parties. Do look at the beautiful wood, and the double-sided fireplace for colder months. The nearby grassy open area is the "West Community Credit Union" Event Space. We all can enjoy this for future concerts.

If you want to walk the paved paths, you can reach both ends of the park. Eventually these ends will connect to the Deer Creek Greenway, hopefully by next spring. If you would like a quieter, more peaceful walk, you can go around the lake to an unpaved path among the trees; it's meant to be a "meditation walk."

If you decide to drive to the park, there will be some parking near the Pavilion. Also, the former Brentwood Park has been renamed the Brentwood Sports Complex, and along the railroad track on Russell, it offers extra parking for cars. Eventually we will have a safe pedestrian traffic light there, to help people across Brentwood Blvd.

Do plan to come, enjoy the entertainment of the day, and see how our Deer Creek modifications have brought us a whole new outdoor venue!



Pool Pass Appointments

The Brentwood Forest office is taking appointments for the 2023 pool season.

Pool pass distribution is by appointment only, and appointments will be scheduled from 7:40 a.m. to 3:45 p.m. Monday through Friday. Please call 314-961-3066 to set up an appointment. The 2023 Pool Pass Request form can be found at brentwoodforest.com.

Distribution of pool passes will start on May 1, 2023.

Guest passes will be \$25.00 per guest; 1 guest per pass. The guest passes must be paid at pick up with check or credit card (there is a service fee for using credit). No cash, please.

To obtain a pool pass, please bring a photo ID, release form from unit owner (if needed), and have an occupancy permit on file with our office (with no outstanding balances or violations).

Every person using the pool must sign a copy of the pool rules for 2023. The pool will open on Saturday, May 27, 2023 at 10:00 a.m.



Main Pool Hours

CLOSED Mondays

(excluding holidays)

Tuesday

11:00 a.m. – 7:00 p.m.

Wednesday

11:00 a.m. – 7:00 p.m.

Thursday

11:00 a.m. – 7:00 p.m.

Friday

10:00 a.m. – 8:00 p.m.

Saturday

10:00 a.m. – 8:00 p.m.

Sunday

10:00 a.m. – 8:00 p.m.

West Pool Hours

CLOSED

Monday – Friday

(excluding holidays)

Saturday

10:00 a.m. – 8:00 p.m.

Sunday

10:00 a.m. – 8:00 p.m.

ALL Holiday Hours

Main & West Pools will be open

10:00 a.m. – 8:00 p.m.

Monday, May 29

Memorial Day

Monday, June 19

Juneteenth

Tuesday, July 4

Independence Day

Monday, September 4

Labor Day



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 \$OLD MORE
CONDOS IN BRENTWOOD FOREST**

Contact Mike with all your real estate questions.



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

Dielmann | Sotheby's
INTERNATIONAL REALTY

sothebysrealty.com
@dielmannsir | 314.725.0009

AIMEE SIMPSON
THE SMART MOVE FOR LUXURY SINCE 1998

aimeesimpson.com
@aimeesimpsonSTL | 314.712.0558

**White Glove
Service
at Every
Price Point**



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



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

BRENTWOOD FOREST BOARD MEETINGS



Board meetings scheduled for May through September 2023:

May 30 at 6:00 p.m.

June 13 at 6:00 p.m. – Annual Meeting of Unit Owners.

June 27 at 6:00 p.m.

July 25 at 6:00 p.m.

August 29 at 6:00 p.m.

September 26 at 6:00 p.m.

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 — *Administrative 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. The purpose is to provide on-going communication of policies, events and matters of interest to condo owners and residents. All advertisements are paid for by the advertisers. Brentwood Forest does not endorse the advertisements printed in this newsletter. All rights to articles and editing are the responsibility of Brentwood Forest. 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.

CLASSIFIED ADS

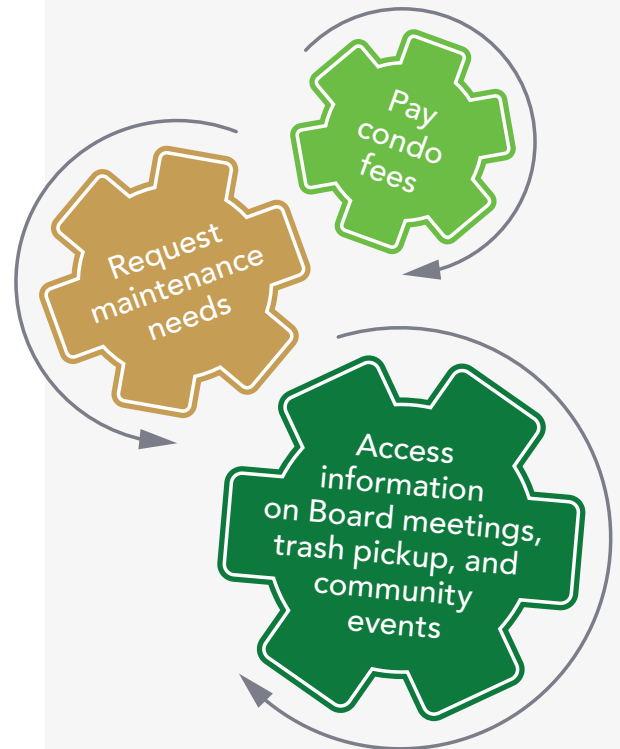
Classifieds are an affordable way to get your service or product noticed. Classified ads are not endorsed by Brentwood Forest. Please call the office for ad rates.

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.

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.



EMERGENCY? CALL 911!

In an emergency or other urgent situation, **call 911 right away**. Do not call the police or fire departments or the non-emergency number. Don't try to decide what is best for the situation. That is the emergency dispatcher's responsibility. If you call a police or fire station instead, you will delay getting a rapid (or no) response for the emergency. Remember, call 911 pronto.



BRENTWOOD FOREST

CONDO ASSOCIATION

1401 Thrush Place
Brentwood, MO 63144

brentwoodforest.com
email: office@brentwoodforest.com
office: (314) 961-3066
fax: (314) 961-4935

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. – 4:00 p.m.
Mon. – Fri.

Emergencies
Dial 911

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

Bill Reck (Board Term: 2022 – 2024)
bill.reck@brentwoodforest.com

Robert Horton (Board Term: 2021 – 2023)
robert.horton@brentwoodforest.com

WARD 2

Victoria Bess (Board Term: present to 2023)
victoria.bess@brentwoodforest.com

Mark Kurtz (Board Term: present to 2023)
mark.kurtz@brentwoodforest.com

WARD 3

Katie Hebson (Board Term: 2021 – 2023)
katie.hebson@brentwoodforest.com

Rich Rogers (Board Term: present to 2023)
rich.rogers@brentwoodforest.com

WARD 4

Jeffrey Forrler (Board Term: 2021 – 2023)
jeffrey.forrler@brentwoodforest.com

Joe Harding (Board Term: present to 2023)
joe.harding@brentwoodforest.com

WARD 5

Deb Behrendt (Board Term: 2022 – 2024)
debra.behrendt@brentwoodforest.com

Yvonne Homeyer (Board Term: 2021 – 2023)
yvonne.homeyer@brentwoodforest.com