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Vol. 45 Issue 7-8
July | August 2022



Election Results for Board of Managers 2022

The Association's Annual Meeting of Unit Owners was held at the Clubhouse on June 14, 2022. With 438 Unit Owners voting, we exceeded the quorum requirement of 285 units. There were candidates in Ward 1 and Ward 5; there were no candidates in Wards 2, 3, and 4.

Ward 1 – Bill Reck, 76 votes (uncontested)

Ward 5 – Debra Behrendt, 68 votes; Dwight Schofield, 47 votes

The winner in Ward 1 is Bill Reck. The winner in Ward 5 is Debra Behrendt.

Bill Reck is new to the Board and Deb Behrendt is returning for a second term. Both were seated at the Annual Meeting. Congratulations, Bill and Deb!

The new board consists of the following members: Bob Horton and Bill Reck; Ward 1; Bryan Fay, Ward 2; Katie Hebson, Ward 3; Jeff Forrlor, Ward 4; and Debra Behrendt and Yvonne Homeyer, Ward 5. There are three vacancies. See article below on how to apply for an appointment to a vacant seat.

VACANT BOARD SEATS

Would you like to join the Board of Managers and serve as a leader in our community? There is one vacant seat in each of the following wards: Ward 2, Ward 3, and Ward 4. Our Bylaws provide that the Board shall appoint Unit Owners to fill any vacancy on the Board. The term of an appointed Board member expires at the Annual Meeting in 2023.

To be considered for appointment to fill one of these vacancies, please complete the "Board of Managers Appointment

Application," which is available from the office; it can also be found on our website at brentwoodforest.com. Any Unit Owner may apply to be appointed to a vacancy in any ward, but preference will be given to a Unit Owner who owns a unit in the ward in which the Unit Owner applied.

Applications will be accepted at the office (by email or in person) until 4:00 p.m. on **Friday, August 5, 2022**. Thank you for your interest in serving as a leader of our community.

1401 Thrush Place
Brentwood, MO 63144
brentwoodforest.com

email: office@brentwoodforest.com

office: (314) 961-3066

fax: (314) 961-4935

BFCFA emergency number:

(314) 497-9582, for emergencies
after hours and on weekends



CONGRATULATIONS
TO WINNERS BILL
RECK AND DEBRA
BEHRENDT!

PRESIDENT'S CHAT

Election for Board of Managers

The results of the election for the Board of Managers are on [page one](#). Please welcome new Board member Bill Reck in Ward 1 and returning Board member Debra Behrendt in Ward 5. Both were seated at the Annual Meeting.

New Officers

The Association has three officers and their terms are for one year: President, Secretary, and Treasurer. Officers are chosen by the Board. By the time you get this newsletter, the new Board will have chosen the officers for the coming year. We will send a Constant Contact email as soon as we know who the new officers will be. Many thanks to Bryan Fay for his service as Secretary and Katie Hebson for her service as Treasurer this past year.

Changes on the Board

I would like to thank outgoing Board members George Stenseth, Bob Behymer, and Mike Slaughter for their service on the Board. Their terms ended at the Annual Meeting on June 14. Being a Board member requires a large commitment of time and energy that goes beyond attending the monthly Board meetings. On behalf of all the Unit Owners, thank you for your dedication to Brentwood Forest. Without you, the Association could not function.

Extension of Current Contracts

A big shout-out to our General Manager, Kent Allen, for getting three of our largest contractors to agree to a one-year extension of their contracts **without any price increase**. Contracts with Greenwood Group (landscaping, irrigation, and snow removal), Herbster Hellweg (painting), and DNI (bookkeeping) were all due to expire in the next few months. Kent negotiated with each of these three vendors and they all agreed to extend their contracts for twelve months beyond the expiration date without any increase. This is a

huge benefit, especially in a period of high inflation. The extensions were approved by the Board at the May 31 board meeting.

New Financial Advisor

Please welcome Tedd Schlereth to the Brentwood Forest team of professional advisors. At the May 31 board meeting, the Board approved switching our long-term reserve account to Tedd Schlereth, an experienced financial advisor with Ameriprise. This decision followed a months-long search spearheaded by our Treasurer, Katie Hebson. The new board will be meeting with Tedd in the near future to discuss investment strategies for our long-term reserves.

Arborist

The Board approved a contract with an affiliate of Davey Tree Service to perform an evaluation of the trees on our property. This survey should get underway sometime in July. The information generated by this evaluation will guide us in decisions about tree maintenance and removal. Board member Jeff Forrlor was the driving force behind the idea of hiring an arborist.

Courtesy and Respect

Please remember to treat our employees and on-site contractors with courtesy and respect. If you have an issue that needs to be addressed and our administrative staff cannot solve it, contact our General Manager, Kent Allen. Kent is in charge of all Brentwood Forest employees and all outside contractors. Also, please let our employees know how much you appreciate them. Stacey and Mary Beth are our administrative assistants and Vince, Don, and Patrick are our maintenance crew. The next time you see them, please say "thank you" for everything they do for us, every day.

Pools

Pool season is in full swing and Melanie is, as always, doing a great job managing both pools and

making sure that they are spotlessly clean and ready for us to enjoy. We are lucky that Unique Pools, our pool management company, has been able to provide **full lifeguard coverage** for both of our pools. So far we have not had to curtail hours due to lack of a lifeguard, an issue that other pools around our area have had to deal with. Great job, Melanie and Doug!

Insurance Policies

Our Master Policy, Earthquake Insurance, and other insurance policies all come due on September 15 which means that the Board needs to make all insurance decisions by the August board meeting. Summer is always a hectic time as we await news of premium increases from existing carriers, and our brokers review all our options. Insurance premiums are a large part of our budget and have a big influence on our condo fees.

Budget for 2023

The budget process will get underway in early August. This year, we have the advantage of knowing in advance what our costs will be for landscaping, irrigation, painting, and bookkeeping because we don't have to go through the RFP and bidding process (due to the one-year extension with three contractors — see above.) Snow removal cost is based on weather and that is a guessing game; we have learned that budgeting high is safer than budgeting low. We will know our insurance premiums by August. All of those expenses are major components of our budget. If you want to participate on the Budget Committee, let Kent Allen know.

It has been an honor to serve as your President this past year. I look forward to another year on the Board and serving Brentwood Forest in whatever way I can.

Yvonne Homeyer

President, Board of Managers

BRENTWOOD FOREST TRASH UPDATE



by Kent Allen, CMCA, AMS
BFCA General Manager

I would like to update everyone on our progress with trash bags and trash containers. We have seen an improvement with trash bags being placed out for trash pick-up. There are still some residents that are not observing the trash bag rules. Please use a hard-sided trash container to dispose of trash bags. The trash service will not pick up loose trash bags. If BFCA staff has to pick up loose trash bags and dispose of them in our dumpster, it is an added expense to every unit owner in Brentwood Forest for trash removal.

Trash container storage has made progress but still needs improvement.

Trash containers along with recycling containers can only be stored on the sides and back of buildings. No front deck or front of the building storage is acceptable. Trash bags may be placed in the trash container no sooner than dusk on the night prior to trash pick-up day.

A reminder that recycling is on Mondays only. We are seeing more recycling being put out on Thursdays which the trash service will not pick up. Again, this is an added expense to every unit owner in Brentwood Forest, and the items are not being recycled. Our office has large 65-gallon recycling containers available if you should need one.

Large items will not be collected by our trash service. This would be items such as (but not limited to) furniture, sinks, toilets, appliances, lawn furniture, carpet...etc. This could be a very long list. The trash service will only dispose of trash bags in hard-sided containers, no bags on the ground or recycling. That is their only responsibility. BFCA staff will not dispose of these items. These items will be left out until we can find the owner of the items. If you have items such as this, you can call either the City of Brentwood for special pick-up or an independent service of your choice. Thank you to all who do their part in being compliant with our trash rules. If you have any questions, please call our office at (314) 961-3066.



HAPPENINGS AROUND TOWN

PLEASE SUPPORT
BUSINESSES
ALONG
MANCHESTER
ROAD THAT
ARE STILL
OPEN DURING
CONSTRUCTION

by Jack Shelton
Ward 4 Brentwood City Alderman

Manchester Road Closure

As you are most likely aware by now, Manchester Road is completely closed just west of the intersection with Hanley Road. This will remain closed through August. The detour around the closure is north on both Brentwood Blvd. and Hanley Road to access Eager Road going east and west. As expected, this has created a lot more traffic on Brentwood Blvd. that Brentwood Forest residents have assuredly encountered. Your continued patience is appreciated, and please remember to go slowly and come to complete stops at all stop signs. With the increased traffic around Brentwood Forest, the Brentwood Police Department has been running additional "traffic details" to catch speeders who are trying to unsafely avoid the traffic. What they have found is that most of these infractions are being committed by our own residents.

With the Manchester Road closure, the City of Brentwood also reminds residents to please support businesses along Manchester Road that are still open during this time. As we all know, it has been a tough last few years

for these businesses already, and now with the decreased visibility of their businesses along the closed route, they could use our support more than ever.

Eco-Friendly Bird Scooters

This summer, the City of Brentwood and Bird are teaming up to bring shared e-scooters to Brentwood. The eco-friendly transportation can be activated through Bird's free mobile phone application and used to replace gas-powered car trips when going to the store, meeting up with friends, exploring the community, and taking many other daily trips.

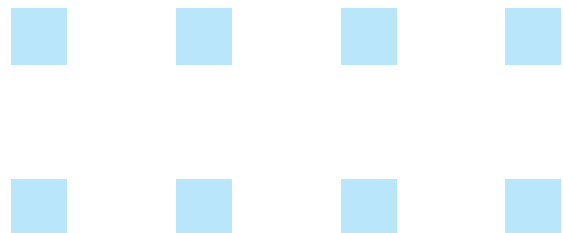
100 Bird scooters will be distributed in Brentwood and three other partnering communities — Clayton, Maplewood, and Richmond Heights.

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 around our city. As a reminder, you can always view city meetings on YouTube at [youtube.com/brentwoodmogovtv](https://www.youtube.com/brentwoodmogovtv).



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!

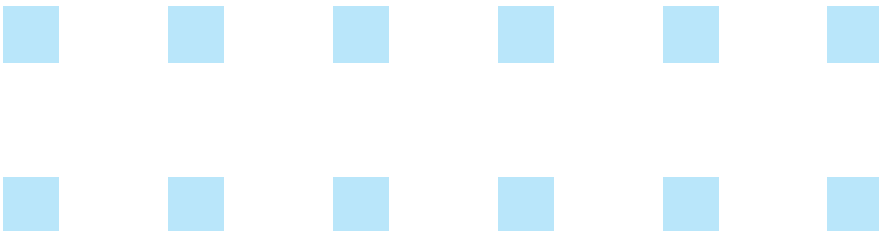




Sprucing Up for Summer

by Jason Grissom
The Greenwood Group, LLC

Now that the weather has turned hot and dry, the irrigation systems have been turned on and are operating on the property. As with anything mechanical, repairs are necessary to keep the systems running properly. If you see any leaks or specific problems in your neighborhood, please report them to the office so that we can address them as quickly as possible. Your cooperation is greatly appreciated. We have begun the pruning process and will be moving through the property during the next month. Please note that some shrubs will not be pruned at this time due to the fact that they flower during the summer months. These include rose of Sharon, crape myrtle, and shrub roses. Summer flowering shrubs are pruned during the winter months when the plants are dormant. If you have a shrub that you would NOT want to be pruned, please put a yellow tag on the shrub to identify your request. Yellow tags can be obtained in the office.



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.



911

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.

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...

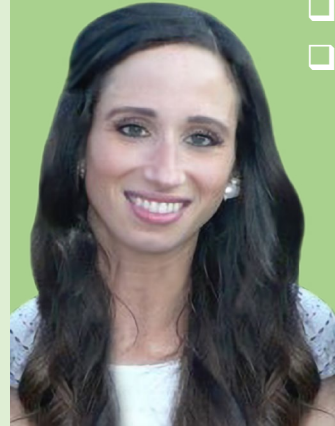
**NO OTHER AGENT HAS SOLD MORE
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- ☐ Flexible Closing
- ☐ No Inspections



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Leslie Johnson
Broker
Newcastle Real Estate



Mary A. Smith, DDS

950 Francis Place
Suite 206
Clayton, MO 63105

314-721-1660

theclaytontdentist.com



#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

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BRENTWOOD FOREST BOARD MEETINGS FOR 2022

Board meetings scheduled for July – December 2022:

July 26 at 6:00 p.m.

August 30 at 6:00 p.m.

September 27 at 6:00 p.m.

October 25 at 6:00 p.m.

November 29 at 6:00 p.m.

December 27 at 6:00 p.m.

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.

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. 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.*

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, Communication, Election, Finance, H.R., Insurance, Meyer Report Implementation, Recreation, Safety, and Technology.

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



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

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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

Bill Reck (Board Term: 2022 – 2024)

bill.reck@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

WARD 4

Jeffrey Forrler (Board Term: 2021 – 2023)

jeffrey.forrler@brentwoodforest.com

WARD 5

Deb Behrendt (Board Term: 2022 – 2024)

debra.behrendt@brentwoodforest.com

Yvonne Homeyer (Board Term: 2021 – 2023)

yvonne.homeyer@brentwoodforest.com