

FORESTLINE

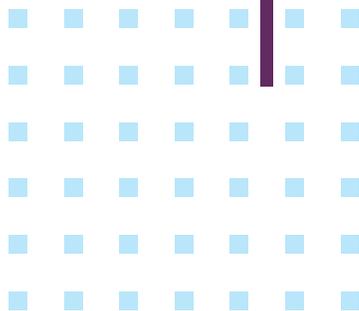
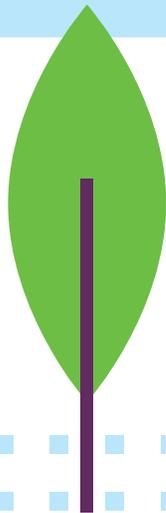
BRENTWOOD FOREST CONDO ASSOCIATION

WHAT'S INSIDE

- [President's chat » pg 1-2](#)
- [Vacant Board seat » pg 2](#)
- [News from the city » pg 3](#)
- [Winter weather helpful suggestions » pg 3](#)

- [Walking after dark — safely » pg 4](#)
- [Let's talk about trash » pg 5](#)
- [The fine print » pg 7](#)
- [Fall and winter grounds activities » pg 8](#)

Vol. 44 Issue 11-12 Nov | Dec 2021



PRESIDENT'S CHAT

At the board meeting on September 28, Kevin Davis was appointed by the Board to fill the Ward 2 vacancy. Kevin is a realtor and a founding agent at Compass, a brokerage company. He owns three rental units. Kevin states that he is "proud to be a new board member and hopes to help do what is best for the residents of Brentwood Forest ... and ensure that everyone's voice is heard."

If a Unit Owner files a claim against the Association's Master Policy, the Unit Owner must pay the Association's deductible. In this issue, you will find our annual explanation, written by our insurance broker Tabatha Sipes, of how Unit Owners can insure over that obligation with our own condo insurance policy.

The 2020 Audit, prepared by our long-time CPA firm Martz & Wilson, was accepted by the Board at the September board meeting. Brentwood Forest is on sound financial footing and no issues of concern were found in the Audit.

Our most recent Reserve Study was completed in November 2019. Brentwood Forest management and the Board use the Reserve Study as a guide for budgeting for capital expenditures in the future, to ensure that funds are on hand when needed. Capital expenditures addressed in the Reserve Study include roofs, decks, patios, sidewalks, siding, electric meter panels, foundations, asphalt, concrete, irrigation system, light posts, Jefferson Lake, retaining walls, and certain expenditures related to the office, Clubhouse, tennis courts, and our two pools. As our community ages, our expenditures for maintaining our community are increasing and will continue to increase. We will undertake a new Reserve Study in 2022.

An article in the September/October 2021 issue of *Community Manager*, a publication of Community Associations Institute (CAI), pointed out that labor shortages have forced many community associations to reduce staff availability to individual owners.

Brentwood Forest is not unique in facing difficult decisions such as this. Recently, management and the Board decided to temporarily reduce interior maintenance services so that our maintenance staff could focus on common area projects. Our staff will continue to fill work orders for windows and screens. We look forward to a resumption of full interior maintenance as soon as our staff availability permits.

Our staff will continue to fill work orders for windows and screens.

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after hours and on weekends

—continued on pg 2

PRESIDENT'S CHAT

Until the last two years, the Association maintained full insurance coverage for earthquake. When our earthquake policy was renewed in September, the Board restored full coverage (\$179 million dollars). For the last two years, the Association has carried \$50 million dollars. If the Association is insured for only \$50 million dollars and we sustain earthquake damage in the amount of \$75 million dollars, how are we going to rebuild? How are we going to come up with \$25 million dollars? If we sustained catastrophic damage and our entire community was damaged, what would happen to your investment if we had only \$50 million of insurance? These are the questions that the Board reviewed and discussed. In the end, the Board decided, based upon the advice we received from our insurance professionals, that the best decision was full coverage for earthquake — the decision that Boards have been making since the Association took over from the developer in 1987. Yes, this decision did increase our premium. Yes, it will impact our condo fee for 2022. But that is not the only reason that our condo fee will increase next year.

In order to maintain an attractive appearance, our buildings need to be painted on a regular rotation. At one point, that rotation was approximately every seven years. To maintain that, we would need to paint about 25 buildings a year. This year, we are painting buildings that were last painted in 2010 and 2011. Last year's Board decided to return to a rotation of about seven years and allocated enough money in the budget to paint 35 buildings per year. The more buildings we paint, the larger the budget needs to be to pay for a painting contractor.

The Reserve Study recommends a contribution to our reserves in the amount of \$542,000 in 2022. That is an increase over the \$390,000 that we budgeted for our reserves in 2021. This year, our capital expenditure budget is \$390,000, which is pulled from reserves, and we are paying \$390,000 into reserves. So we are not adding to the reserves; we are staying even. While the Reserve Study recommendation is not mandatory, it is a guide. The Board must decide how much to contribute to reserves in 2022.

Painting and funding the reserves for capital expenditures: these and many other factors go into the Board's decision-making process for the budget. The Association is facing many challenges which are impacting the 2022 budget. Our Master Policy premium went up by 16%. We restored full coverage for earthquake. Expenses are increasing for many products and services. Our goal is to have a painting rotation schedule of about seven years, which requires us to paint more than 25 buildings a year until we catch up. We sustained two damaging wind storms in July and August which left the Association with thousands of dollars of uninsured storm-related repairs (roofs, gutters, decks, tree removal). We ran over the snow removal budget because of larger-than-expected snow storms this past winter. We have to decide how much to contribute to reserves next year. We would like an arborist to evaluate our trees. We are considering an irrigation system add-on that would regulate water flow to reduce our water bill. Your Board is working hard to come up with the best plan to maintain the quality of our community.

Owners and residents are invited to attend the monthly board meetings to hear about these and other important issues and to share your thoughts.

Yvonne Homeyer
Board President

VACANT BOARD SEAT

There is a vacancy in Ward 4. We are now taking applications from Unit Owners in Ward 4. If you are interested, please come to the office and complete an application, or you can find the "Board of Managers Appointment Application" on the Brentwood Forest website (brentwoodforest.com) under Forms. Click on the Info Tab and Board of Managers, then scroll down to find the application. Applications will be accepted up to 5:00 p.m. on Friday, November 12, 2021. All applicants must meet the requirements to serve on the Board of Managers. Thank you for your interest in serving as a leader of our community.





by Jack Shelton
Ward 4 Brentwood City Alderman

New Wrenwood Pavement

At the end of August, the City of Brentwood's paving contractor completed the repaving of Wrenwood Ln. between the Brentwood Forest entrance and Brentwood Blvd. The City appreciates all Brentwood Forest residents' patience with this project. The new asphalt looks great!

Gateway Heights Townhomes

As you have probably noticed, construction has begun just north of Eager Road on a development that will be known as Gateway Heights. Gateway Heights will be 102 townhomes with prices beginning at \$500k. This project is located in the City of Richmond Heights, but we have been in frequent communication with Richmond Heights to assure that impacts on Brentwood Forest are limited during the construction period.

2022 Budget

The City has begun holding meetings with departments in order to set the 2022 Budget. This is being first presented through the Ways and Means Committee and will be forwarded on to the full Board of Aldermen for approval towards the end of this year.

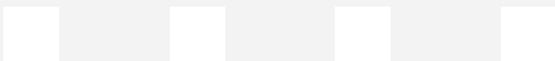
Winter Weather Helpful Suggestions

by Kent Allen
Brentwood Forest
General Manager

With the weather changing to cooler temperatures, it's a good time to check a few items in and around your home. These items are important in keeping your home safe and your appliances in good working condition.

- Change the filter in your heating and cooling system before turning on the furnace.
- Put away garden hoses by October 31. Maintenance staff will pick up any hoses not put away.
- Check all smoke detectors and change batteries in detectors.
- Check the dryer vent for blockage. Blocked vents can cause a fire.
- Check washer hoses for leaks. Leaking hoses can cause major damage from water, especially if you are on the second floor and water gets to the first floor unit.
- If you are using a fire place, check the flue to make sure it is open and clear of obstruction before starting a fire.
- Store firewood on your deck in an approved container only.
- Check all screens for holes and/or replacement.
- Remove all flower pots from decks and porches that are not being used for flowers or plants. Remove dead flowers or plants from decks, porches and planting beds.

These are a few suggestions that I hope are helpful. If you need assistance with any of these items, please call the Office and let us know: (314) 961-3066.





WALKING

AFTER DARK — SAFELY!

by Jane Courter

Cool weather and colorful leaves are the joys of fall, but the downside is shorter days. It gets dark earlier every evening and daylight savings time ends in early November, making matters worse. In Brentwood Forest, we have good street lighting, and each unit has front and back deck light fixtures. Still, if you're walking pets or doing your after-work run in the dark, take these precautions, pulled from several police department websites, to maximize safety.

MAJOR ANGELA HAWKINS OF THE BRENTWOOD POLICE DEPARTMENT ADDS...

The Brentwood Police Department is still seeing cases of unlocked vehicles being gone through, stolen from, and stolen entirely. We urge residents to keep vehicles locked, valuables out of sight, and keys with them always. If we can work with the community to make this a regular practice, thieves may be less likely to visit Brentwood. Thank you for your help in this matter of public safety.

1. Let someone know you're leaving, lock your doors, and close your blinds on the first floor. Vary your schedule and your route. Go with a friend when possible.
2. Stay in open areas. Avoid cutting through backyards, construction areas, or places with tall plantings that could conceal surprises.
3. Walk or run facing traffic if there's no sidewalk.
4. Cross the streets at crosswalks so drivers are more likely to see you. Use reflective gear for yourself and your dog.
5. In consideration of others, clear your sidewalk of trash cans, boxes, or stray branches over which someone could trip. Report sidewalks needing repair to the office.
6. Stay alert and keep your head up. Watch for trip hazards. Don't be overly focused on your phone or earphones.
7. For an instant alarm sound, try a "panic button" app. Keep a coach's whistle around your neck or in your pocket to scare away unwanted wildlife or company.
8. A larger flashlight or a can of pepper spray can be used as a weapon in an emergency.
9. Don't engage in conversations with unfamiliar walkers or runners in the dark.
10. If a driver stops and asks for directions, stay far away from the vehicle.

After dark, the goal is to be clearly visible to drivers and to keep your attention focused on your surroundings — to see and be seen!

Let's Talk About Trash!

by Donna Brodsky

Trash. All of us at Brentwood Forest create it every day, and tons of the stuff are hauled away from our community each year.

According to Jim Schnable, supervisor in Brentwood City's Public Works Department, a whopping 11.5 tons of garbage and 1.5 tons of recycling were picked up in Brentwood Forest in 2020. Jim's pretty much the city's trash guru, and we share some of his trash wisdom and tips — and pet peeves — in this article.

Find Answers on the City's Website

It's easy to be in the know about all things trash. The City of Brentwood's website (www.brentwoodmo.org) has plenty of info on the proper disposal of trash, recyclables, and a wide variety of household items. Dispose of medication (pills only — no liquids, gels, or aerosols) at the Brentwood Police Department, 272 Hanley Industrial, Monday – Friday, 8 a.m. – 4 p.m.

Want to get rid of a household item?

Type "household pick-up fees" in the How Can We Help? box on the homepage. You'll find a listing of appliances, electronics, furniture and more that the city's staff or contractor will pick up on the fourth Friday of every month) for a small fee.

THE CITY OF BRENTWOOD WILL PICK UP
MATTRESSES, ELECTRONICS, APPLIANCES
AND MORE FOR A REASONABLE FEE.

CALL (314) 963-8642 FOR AN APPOINTMENT.
YOU WILL BE BILLED LATER.

Recycle Wizard, a great tool created by St. Louis County and accessible on Brentwood's website, lets you type in a category of item — such as hazardous waste, electronics and appliances — and find a drop-off location.

What's in? What's out?

Not sure what to include in your recycling container — and leave out? Type "recycling and sustainability resources" in the How Can We Help? box, and you'll find important do's and don'ts. Also read the quarterly bulletin mailed to you from Brentwood City, which has much information on many topics of interest for residents.

STICK TO THIS LIST OF ACCEPTABLE ITEMS...

And keep them loose (not in plastic bags), clean and dry — so Brentwood can gain the most from its recycling program:

- Paper & flattened cardboard
- Plastic bottles & containers #1,2,3,4,5,7 (no #6)
- Glass bottles & jars
- Metal food & beverage cans
- Food & beverage cartons

Compliance Pays Off

At the end of the day, the rules aren't hard to understand. Following the rules helps lower the costs of trash and recycling for the City of Brentwood and may ultimately allow the city to spend more on other services and amenities for residents. Let's all do our part as a very visible Brentwood community and set a positive example for other residents and communities to follow.

TRASH & RECYCLABLES PICKUPS



Trash:
Monday & Thursday
by 7 a.m.*

A trash container with a lid must be used. Trash put out in a plastic bag will not be picked up. Lids must be closed.



Recyclables:
Monday by 7 a.m.*

Place in a Brentwood recycling container. You can obtain one by contacting Public Works at (314) 963-8670. Break down cardboard boxes and place them beside the recycling container.

Holiday Schedules:

Residents are alerted to holiday schedules via emails, the *ForestLine* newsletter and signage in the community. Also, see www.brentwoodmo.org.

*Do not put out before dusk on the prior evening.



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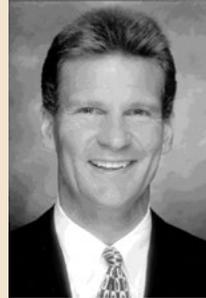
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Brentwood Forest Board of Managers Mission Statement

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 Board of Managers

WARD 1

Bob Behymer
Robert Horton

WARD 4

Jeffrey Forrlor
Open Seat

WARD 2

Bryan Fay — Secretary
Kevin Davis

WARD 5

Deb Behrendt
Yvonne Homeyer —
President

WARD 3

Katie Hebson — Treasurer
George Stenseth

Brentwood Forest Condo Association Staff

Kent Allen, CMCA, AMS — General Manager
Stacey Davis, Administrative Assistant

Community Directory

The Community Directory is now located on the Brentwood Forest website, brentwoodforest.com. Search under INFO.

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.

Jan Kosmal's Sale



9152 Robin Court

"Our experience with Jan was a 10 out of 10 and we highly recommend her. She is extremely responsive and communicates everything in a very clear and timely manner. She takes time to help with all the details no matter how small, making every part of the process very smooth. Highly recommend Jan!"

Call Jan at 314-478-1179

Jan Kosmal
314-478-1179

realtorkosmal@hotmail.com
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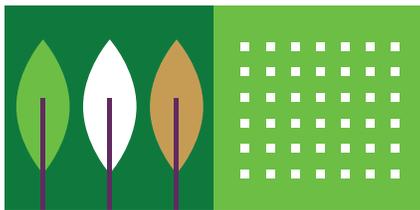
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Stay Informed & Involved

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: Buildings & Grounds (Jeff Forrlor, Chair), Communication (Deb Behrendt, Chair), HR (Deb Behrendt, Chair), Budget/Finance (Katie Hebson, Chair), Recreation (Bryan Fay, Chair), Insurance (Katie Hebson, Chair).



BRENTWOOD FOREST

CONDO ASSOCIATION

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Fall and Winter Grounds Activities

by Jason Grissom
The Greenwood Group, LLC

As leaves on Brentwood Forest’s trees change colors and then float to the ground, we’ll begin our leaf removal process. We remove leaves throughout the winter, and we’ll do our best to prioritize the areas that need service the most. The annual flower plantings will remain in place until they become exhausted from the cool temperatures.

As in past years, we’ll provide snow and ice removal service as needed. Please be aware that our crews will wear protective clothing, including hats, and their ability to hear nearby cars may be impaired. So please drive safely and carefully in areas where our crews are working.

You can help us provide efficient snow-removal service by moving your cars from uncleared parking spaces to those that have been cleared of snow, allowing the plow trucks to quickly clear all spaces in turn. We monitor approaching snow and ice storms, and communicate with BF management to make the best possible plan of service depending on the size and type of event headed our way.