

FORESTLINE

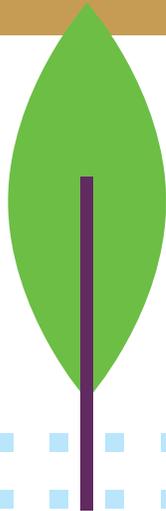
BRENTWOOD FOREST CONDO ASSOCIATION

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Vol. 45 Issue 9-10 Sept | Oct 2022



PRESIDENT'S CHAT

First and foremost, I'd like to introduce, and tell you a just little bit about, myself. My name is Bill Reck, and I have been a Brentwood Forest resident of Ward 1 on Flamingo Court for just over 12 years now. I am a small business owner/operator of an aluminum sand casting foundry that just celebrated its 106th birthday last month. Hobbies include water activities, get-togethers with friends, and auto mechanics, primarily on Jeeps.

Please also welcome the new Board for the 2022-2023 year: Robert Horton, Bryan Fay, Katie Hebson, Debra Behrendt, Yvonne Homeyer, Jeffrey Forrler, and Bill Reck. The new officers are Bill Reck, President; Deb Behrendt, Treasurer; Jeffrey Forrler, Secretary.

In our most recent Board meetings, we have begun to address the 2023 budget, including the 2022 Reserve Study. We are evaluating our upcoming capital improvement projects to include renovations of both pools and a substantial number of roof replacements in the coming years, and what long term contributions will need to be made to meet these goals.

We are in the middle of receiving insurance bids for the upcoming year, as we determine what coverages we want based on our needs, and costs that go with those needs. In an effort to curb as much of the inevitable cost increases as we can, The Board is deliberating the acceptable risk to cost ratio with regard to areas such as earthquake coverage.

Our switch to Ameriprise has been finalized, and our new financial advisor, Tedd Schlereth, will now be helping

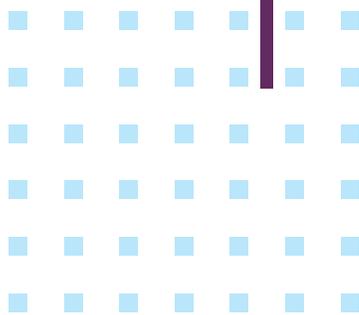
us put our long-term reserves to work for us, to maximize returns on our investments.

If you would like to be more active in our community, please consider joining a committee. Any unit owner may serve on a committee. Our current committees are Budget, Building & Grounds, Communication, Election, Finance, H.R., Insurance, Meyer Committee, Recreation, Safety, and Technology. Please contact the office at office@brentwoodforest.com if you would like to join any of these committees.

If you would like to be kept up to date on the latest happenings in Brentwood Forest, please reach out to the office (office@brentwoodforest.com) to be added to our "email blast" for periodic information and event notifications.

I look forward to serving the upcoming year as your president!

Bill Reck
President, Board of Managers



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

CONSIDER
JOINING A
COMMITTEE!
CONTACT THE
OFFICE IF
INTERESTED.



Speaking of our pools

A big thank you to our pool manager Melanie Getz, for another summer at our pools! Many pools in the area were unable to open or stay open the entire season, but thanks to Melanie's hard work and dedication, both of our pools were open and beautiful all season!

Pool closings

by Kent Allen, CMCA, AMS
BFCA General Manager

The west pool will only be open on Saturdays and Sundays for the remainder of the pool season. Pool hours are from 10:00 a.m. to 8:00 p.m. and will close for the season at 8:00 p.m. on September 5, 2022.

The main pool will remain open after September 5, 2022 but the hours will change to 12:00 p.m. to 6:00 p.m. (7 days a week) after September 5, 2022. The main pool will close September 11, 2022 at 6:00 p.m. for the season.

A NOTE ABOUT OUR RESERVES

by Debra Behrendt
Treasurer, Board of Managers

Every two to three years your Board enlists the services of professionals to conduct a study of the health of our reserves and the current status of our property and our future needs.

These Reserve Studies are based on a professional analysis of community infrastructure and common elements and serve as roadmaps for maintenance and capital improvements for the future. A copy of the 2022 Reserve Study is available to all owners on Vantaca, our owner's portal. If you are not currently on the portal, please contact Stacey Davis at (314) 961-3066 to get set up.

Based on the analysis in our recent Reserve Study, we need to grow our reserves for the future needs of our community. Per our financial advisor's recommendations, we are in the process of transferring a portion of our reserve funds from money market accounts (which are paying around 0.1% in interest) to laddered CDs paying anywhere from 2.5% to 2.9% interest. These will be structured so that they renew at different times and are FDIC insured.

Also, this year, we were able to increase our reserve holdings by \$65,000 by adding additional amounts over and above our capital expenditures.

\$65,000  increased reserve holdings

When we begin preparing the budget for next year, we intend to make a similar contribution to grow reserves for our future capital improvements and maintenance, using the 2022 Reserve Study as a guide.

A copy of the 2022 Reserve Study is available to all owners on Vantaca, our owner's portal.

BRENTWOOD FOREST RECYCLING

Let's work
together to
keep Brentwood
Forest beautiful

by Kent Allen, CMCA, AMS
BFCA General Manager

Recycling Reminder. Recycling is only scheduled to be picked up by our trash service on Mondays. All material should be broken down and put in a hard-sided recycling container. All large boxes that will not fit into a container should be broken down and placed next to a container. Any recycling that is put out on Thursday will not be picked up by the City of Brentwood. Material placed in paper bags or plastic bags marked Recycling will not be retrieved by the City of Brentwood. Pizza boxes are not recyclable and need to be put into a hard-sided trash container. Please do your part in helping with the trash issues in Brentwood Forest.

Large Item Pick Up. Neither the City of Brentwood nor the Brentwood Forest staff will pick up any large items such as furniture, mattresses, dressers, bed frames, appliances or any other large household items. If you have items such as these, please make arrangements to dispose of these items by calling an independent trash service or by calling the Brentwood Public Works Department for a large item pick up. If these items are left out, it is the responsibility of the person who placed them there to properly dispose of them. Unit owners with tenants, please make your tenants aware of this issue. If you see large items such as these out on our property, please call our office at (314) 961-3066. Let's work together in keeping these items off the curbs of Brentwood Forest.

Brentwood Forest fall colors

by Jason Grissom, *The Greenwood Group, LLC*

As we reach the end of summer and the beginning of fall, there are a few things to look forward to. First of all, we get to again witness the great fall color in the neighborhood. The diverse variety of trees and shrubs in Brentwood Forest provide a beautiful show in the fall. We are planning on keeping the irrigation systems running until October and, as always, if you see any issues please contact the office so we can promptly address them. We will be aerating and over seeding the entire property this fall and the irrigation systems will be flagged prior to aeration in order to avoid damage. We will keep the annual flower displays as long as possible and will remove them when we get a threat of frost. Lastly, I would like to thank the residents that take the initiative to call the office with any concerns that we need to be aware of, such as irrigation problems and fallen branches.



Mark your
calendar!
Brentwood
Days is the
weekend of
September 17



by Kathy O'Neill
Ward 4 Brentwood City Alderwoman

Volunteers needed for city committees

If you have lived in Brentwood for a year, you can ask to be on one of the city committees. It's a great way to meet new people and to contribute to keeping the city at its best.

The city will give you whatever training and orientation you need. The Planning and Zoning Committee is an interesting one where you look at yard set-backs, water runoff, and landscaping. Other Boards need people with financial skills. If you want to be on a waitlist for a certain committee, City Hall personnel will help you.

A volunteer form is on the city website. People at City Hall — as well as your Alderman and Alderwoman — are happy to answer questions.

Home Sweet Home

Home Sweet Home is looking for volunteers between the ages of 21 and 40 to form a Young Friends Council. If you're interested in helping this Hanley Industrial non-profit, this is the time to be in on the ground floor. Call Emily for more information at (314) 448-9838.

Pizza boxes — do not place in recycling, please!

Even the smallest grease spot on a pizza box can contaminate the whole container. Perhaps the lid of the box may seem spotless, but if there is the slightest doubt, please trash it!

Patience, patience...

We're all hoping to get Manchester Road back to its "through" status, but the unusual rains and the excessive heat have delayed construction work. At the time of this writing, the target date for completion of the new bridge is mid-September. That can change, of course. Let's keep our eyes on the target of a safe, new, multi-lane bridge.

Free electronics recycling — September 24, 8 a.m. to noon

The City pays a firm to take most of our electronics, so it is no cost to individual residents. Go to the Rec Center's back parking lot, behind Walgreens and the bank.

A parade, fireworks — it's Brentwood Days!

The weekend of Sept. 17 is the annual city celebration. The Saturday morning parade lines up on W. Swan, and then at noon, it slowly moves to the Brentwood Sports Complex. If you would like to be in the parade, you can find a request form online. If possible, carnival rides will be on the fields. The fireworks are Saturday evening, after dark, of course.

We're hoping that the sports fields dry out enough to host this. Fences have been destroyed and other amenities need repair. Stay tuned for updates!

THANK YOU, KEN, FOR A JOB WELL DONE

On May 30, we were pleased to have Ken Hirsh bring his food truck, Go Gyro Go, to the Brentwood Forest pool parking lot for a few hours. Residents and non-residents alike came and enjoyed traditional Greek gyros and salad from 4 p.m. to 7 p.m., and mingled with one another. Ken and his team served up over 135 dinners, which is an improvement over last year's approximate 100 dinners.

There is talk about additional food truck events like this, both for this year, and for the upcoming year, once the weather permits again. If you have thoughts or suggestions, please feel free to reach out to office@brentwoodforest.com.





TO EAT HEALTHY WHILE DINING OUT OR ORDERING TAKEOUT

by Anne Koken
Certified Nutrition Coach

Let's face it. Eating out can make it difficult sticking to your healthy eating habits due to large portions and calorie-dense sauces but it doesn't have to be with these six tips from the Dietary Guidelines for Americans:

1 Decoding the menu

Look for items that are baked, broiled, grilled, poached, steamed, boiled, or roasted. This helps limit extra saturated fat and salt.

2 Start your meal with veggies

By starting your meal with a salad or vegetables first, you will feel full sooner as well as getting valuable nutrients!

3 Split your dish

A lot of restaurants make their portions on the large side. Think about sharing a meal with someone else or making two meals out of it by saving half for the next day.

4 Look for fruit and veggies

Choose dishes that highlight vegetables like stir-fries, veggie wraps, or kabobs. Pick fruit as a side dish or for dessert.

5 Plan ahead and compare options

Before you go to the restaurant or place your order for takeout, see if the restaurant lists their menu online. Look for items that are lower in calories, sodium, and saturated fat.

6 Choose your sauce

Select sauces made from vegetables like marinara, rather than cream or butter sauces. This helps limit calories from saturated fat. Another suggestion would be to ask for them on the side or see if the dish can be prepared with less fat.

Bon Appetit!

Mobile: 314-540-3662
Office: 800-439-7773 Ext. 660
mikeoneill1958@gmail.com

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***GREATEST # RECORD TRANSACTIONS**

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

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BRENTWOOD FOREST BOARD MEETINGS

Board meetings scheduled for
September through February 2023:

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.

January 31 at 6:00 p.m.

February 28 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

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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.

*Reach out
to setup a
complimentary
health and
wellness audit*

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.



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



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

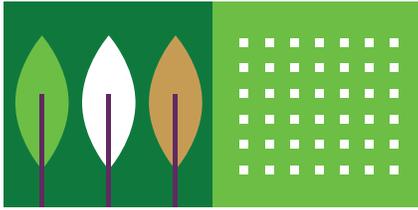
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The ForestLine is the official method for distributing news and policy regulations to all Unit Owners and Residents of Brentwood Forest. The Board of Managers expects that all Unit Owners and Residents are properly notified when policy regulations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



BRENTWOOD FOREST

CONDO ASSOCIATION

1401 Thrush Place
Brentwood, MO 63144

brentwoodforest.com
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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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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)

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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