

# FORESTLINE

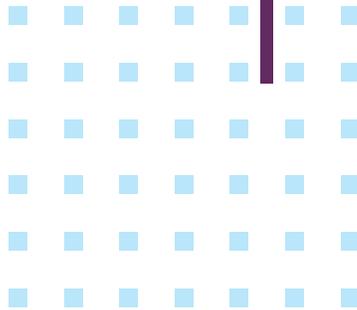
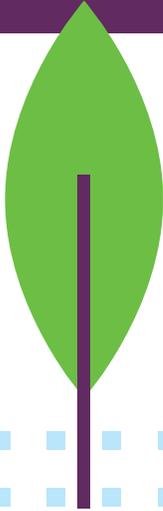
BRENTWOOD FOREST CONDO ASSOCIATION

## WHAT'S INSIDE

- President's Chat » pg 1
- New Condo Fees » pg 1
- 2022 Recap » pg 2
- Town Hall Wrap-Up » pg 2
- Treasurer's Report » pg 3

- Finance Committee Report » pg 3
- Annual Food Drive » pg 4
- Trash Reminders » pg 4
- Happenings Around Town » pg 5
- Winter Cleanup » pg 5
- Directories » pg 8

# Vol. 46 Issue 1-2 Jan | Feb 2023



## PRESIDENT'S CHAT

I hope everyone had a Happy Thanksgiving, Merry Christmas, Happy Hanukkah, and an overall happy holiday season!

As we dive into the New Year, I would like to bring a few things to your attention.

Last month, after much debate and deliberation, the Board voted on and approved our operating budget for 2023. The last couple of years have been unlike anything any of us have ever seen before. There have been some opportunities, and many obstacles. As a Board, we were faced with coming to a compromise between covering all the necessary expenditures that come with operating a community of our caliber and trying to keep our condo fee increase manageable.

Our property and casualty insurance policy is increasing roughly 20% for next year. To try and balance this unavoidable expense, we decided that it was in our best interest to purchase less earthquake insurance, which was voted on and approved in November's open Board meeting. Some unit owners are not happy with that decision, however, based on the available information, we decided that the low risk of property damaging earthquake activity did not merit spending money on an earthquake insurance premium that would not get used.

We will be adding \$150,000 to our long-term Reserve account, up from \$65,000 last year, in an effort to be more prepared for the replacement of roofs and decks down the road, and maintenance of our pools as they age. Building siding, asphalt, and sidewalks are also points of interest as labor and materials continue to increase, and we believe our efforts will improve our ability to cover these future costs.

*(continued on page 4)*

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

## NEW CONDO FEES

These are the new condominium fees for 2023 according to the budget that was approved for 2023. This list includes rates for 2022 and the new rates for 2023. **The new rates go in effect on January 1, 2023.**

2022	2023
\$192	\$207
\$229	\$247
\$253	\$273
\$292	\$315
\$330	\$356



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# 2022

– RECAP –

by Kent Allen, *General Manager, CMCA, ASM*

As we enter 2023, I wanted to look back at some of the items in 2022 for Brentwood Forest. Financially, Brentwood Forest is sound. We are planning, with the help of our reserve study, how to increase our reserve fund.

We contributed an additional \$65,000 to the reserve fund in 2022. We will increase that contribution to \$150,000 in 2023. We are planning for today as well as the future of Brentwood Forest. The reserve fund will help fund projects such as roofs, asphalt, concrete, deck replacement, landscape improvements, retaining walls and pool improvements to name just a few items. All of these items will not be done in one year but we will continue to improve these items over a number of years.

## Here are some items we accomplished in 2022:

- **Replaced 60 decks**
- **Painted 39 Buildings**
- **Asphalt** — Resurfaced 2 parking lots, 6 parking areas and 2 driveways.
- **Concrete** — Replaced numerous sidewalks, porches and stairs. Repaired retaining wall on Bobolink.
- **Edging and retaining walls** — Installed 3 new small retaining walls on South Swan. Installed numerous edging around sidewalk areas. Installed new edging on part of the nature trail along with new woodchips.
- **Electrical panels** — Completed 8 units with new electrical boxes.
- **Roofing** — Installed 5 new roofs.
- **Work orders** — Completed more than 225 interior work orders and more than 160 maintenance work orders.
- **Reserve parking and parking lines** — Completed 178 reserve parking spaces and 421 parking space lines.
- **Planted 12 new trees**

Brentwood Forest has many items planned for 2023. We will keep you informed of the progress throughout the year. Hope everyone has a safe and happy 2023.



## TOWN HALL WRAP-UP

by Yvonne Homeyer, *Board Member & Chairperson, Finance Committee*

The Town Hall meeting on November 15th was well-attended. Stephanie Mueller, an engineer with Reserve Advisors and the author of the most recent Reserve Study, went through a Power Point presentation regarding Brentwood Forest's most expensive infrastructure projects in the future.

Siding, roofs, decks, and pool repairs top the list. In general, a Reserve Study is designed to highlight future capital expenditure projects (describing the work that will take place in the future) as well as estimate the money needed in future years to pay for those projects. Our long-term reserves of approximately \$1,000,000 need to grow significantly if we are to meet the targets in the Reserve Study. At the November board meeting, a budget was adopted for 2023 that will add

## TREASURER'S REPORT

by Debra Behrendt, *Treasurer and Chairperson of the Budget Committee*

The board completed and approved the Budget for 2023. New condo fees for the new year are listed on the cover of this issue.

The 2023 Budget includes several items to keep our building and grounds well maintained. For one thing, the budget includes funds to continue the program we began three years ago to paint, power wash and refresh our buildings more frequently than had been done in the last few years. Also, our Capital Expenditure budget includes funds to replace many of our aging roofs and decks. Last year, we began a program to increase our reserve holdings to prepare for the future needs of our association. For 2023, we are continuing this program by adding additional funds to reserves over and above our anticipated capital expenditures. As part of the budget process, a majority of the board members voted in favor of reducing the earthquake insurance coverage amount from \$150 million in coverage to \$25 million coverage. This is a significant change. If you have any questions about this change, please come to the next board meeting.

\$150,000 to our long-term reserves. (Last year that amount was \$65,000.) This is a start but will not get us to the targets suggested for us in the Reserve Study. For example, siding is estimated to cost \$5,000,000 (of course, that work will take place over a period of time, not all in one year). New roofing for 228 buildings is another project. Right now, 75% of our roofs (the gray ones) were replaced after a storm in 2013 so they will age out and need replacement in a more condensed period of time. We need to build our Long-Term reserves now to have enough money on hand when those expensive projects roll around.

**It's not a matter of "if," but "when."**

Unit Owners may pick up a copy of the Power Point presentation at the office. To read the Reserve Study, contact the office ahead of time.

## FINANCE COMMITTEE REPORT

by Yvonne Homeyer, *Board Member & Chairperson, Finance Committee*

**The Finance Committee held its first meeting on Nov. 9, 2022.**

Our financial advisor, Tedd Schlereth with Ameriprise, reviewed our current financial holdings and made recommendations. The funds held at Ameriprise constitute our Long-Term Reserves, as opposed to the money that will be spent on current-year capital expenditures, which funds are held at U.S. Bank.

The Long-Term Reserves account at Ameriprise consists of about \$100,000 in bond and stock mutual funds (the investment account) and about \$1,000,000 in cash. The cash is being invested in laddered CDs. Any Unit Owner who wants more information can contact the office.

The Finance Committee will be designing a Funding Roadmap to increase our Long-Term Reserves consistent with the recommendations set out in the Reserve Study (see Town Hall meeting article). This Funding Roadmap will be reflected in the condo fees each year, because the only way to significantly increase the amount of Long-Term Reserves is to set aside "new" money in each year's budget, to be transferred to the Long-Term Reserves. The 2022 budget includes an infusion of \$65,000 to our Long-Term Reserves. In the budget adopted by the Board at its November meeting, an additional \$150,000 will be added to Long-Term Reserves in 2023.



(President's Chat continued from page 1)

Although the 2023 Budget has been approved at this point in time, it does not mean that the Board is done looking for ways to cut costs and increase revenue. We are still discussing ideas such as guest pool pass fees, making **ForestLine** digital, and an automated monitoring system for the sprinklers, which would help improve our water use, but \*also\* lower our sewer bill.

After all is said and done, our condo fees will be increasing 8%, and individual unit owners can see their new monthly fee on the cover of this newsletter.

As always, 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, Recreation, Safety, FHA, and Technology. Please contact the office at [office@brentwoodforest.com](mailto: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](mailto:office@brentwoodforest.com)) to be added to our "email blast" for periodic information and event notifications.

Bill Reck  
*President, Board of Managers*



## Let's all pitch in!

You can help keep Brentwood Forest looking great by following a few rules regarding trash disposal.

- All trash bags must be placed in a hard-sided trash container with a lid.
- Trash is not allowed to be put in trash containers any earlier than the night before the City of Brentwood municipal trash collection.
- Trash bags are not permitted on the grounds and will not be picked up by the City of Brentwood municipal trash collection.
- Empty and clean trash containers may be stored on rear decks, on the side of the building or in storage units.
- Trash containers are not allowed to be stored in front of the units.
- Trash containers must be returned to a proper storage area the day following the trash pickup.
- Trash containers may not be put out for collection until the evening before or the morning of the City of Brentwood municipal trash collection.
- Consider placing your unit number on your trash can and lid for easy identification.

## Brentwood Forest's third food drive to benefit Operation Food Search

by Katie Hebson, Member, Board of Managers

Thank you to all Brentwood Forest residents for another successful food drive! Despite the cold and cloudy weather, 868 pounds of non-perishable food was collected and donated to Operation Food Search (OFS). OFS values these donations at \$1,519 which represents enough food to provide quality nutrition to 217 people for one day! OFS's vision is to have a place where everyone has equitable access to the food they need to lead healthy lives. OFS is able to put the vision to work and serve families in need because of the generosity of communities like Brentwood Forest. As a community, we have invested in the mission to heal the hurt of hunger during this holiday season. I could not be more proud!! Thank you to all who contributed to make an incredible impact!



MoDot's new curbs and sidewalks on Manchester Road are giving that area a whole new look.

by Kathy O'Neill  
Ward 4 Brentwood City Alderwoman

The most popular New Year's resolution is undoubtedly "to get in better shape." If that is your plan, and you'd like company while you exercise, please look at the City Parks and Recreation Department offerings. There are a variety of classes and meeting times, and perhaps a commitment of 6-8 weeks might jump start those good intentions.

If you're ready for a little more commitment, there are 13 Brentwood businesses that offer a choice of fitness activities. The Y provides the most variety, including aquatics, and some medical insurance policies help with fees. If you want to join Richmond Heights Rec Center, take proof of Brentwood residency. Our city coffers will make up the difference, as you pay only the resident fee pricing there.

### Out with the old, to make room for the new

Kudos to residents who break down cardboard boxes to fit into their recycling containers! However, some people are overloading the green bins, so that the cover won't close. When the men try to lift and empty them, some of that overload can spill. Please don't make more work for these hard-working employees.

If you can't close your container, and you regularly have too much recycling for one container, you can pick up a second one, free, either at the BFCA office or at the City Public Works office on Manchester.

KEEP ALL  
PLASTIC BAGS  
OUT OF THE  
RECYCLING!

Another issue is that some residents fill a plastic bag with cans, or bottles or whatever, and then put that bag into the green bin. That is not helpful. Even one plastic bag can cause the recycling plant to refuse the whole truck load, and it then has to go to landfill. Please don't spoil everyone's efforts to recycle.

Last, all recycling needs to be in a green or maroon container. Writing the word "recycling" on a garbage tub does not magically change that tub into a recycling container.

### Brentwood Park is taking shape

While construction crews are still forming the base for the different playgrounds, you can see real progress on the parkland. Much of the concrete walking path is finished, and the pavilion and parking are being readied. The amphitheater has fresh sod. The lake, which will contain creek overflow during major storms, is getting its edging, and trees and shrubs are being planted. By summer, we'll be able to enjoy some of our new park! Watch progress in action on the site cameras, at [BrentwoodBound.org](http://BrentwoodBound.org).



### WINTER CLEAN-UP

by Jason Grissom, *Greenwood Group, LLC*

Leaf clean-up on the property is obviously underway. We perform leaf clean-up from late October through February.

Leaves drop at various times throughout that time period due to the variety of trees in Brentwood Forest. We prioritize areas by volume and weather conditions (especially wind). As we progress through the property clean-up, perennials and grasses are cut when we are working in the areas. The average amount of leaves and debris removed from the property is 120 cubic yards per week. This is the equivalent of two semi-tractor trailer loads per week.

In the coming weeks we will begin dormant pruning of certain varieties of shrubs. The shrubs to be pruned are shrub roses, rose of Sharon, and crape myrtles. This process is performed on summer flowering plants that are not pruned during the growing season. Some shrubs are cut to drastically control height and shape. If you own any shrubs that you do not want pruned, please contact the office and they can provide yellow tags to tie on the shrubs to indicate that they are not to be pruned.

Once the sweet gum balls begin to drop we will be collecting them weekly. They typically drop January to March.

### 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](mailto:stacey.davis@brentwoodforest.com)) to setup your account.

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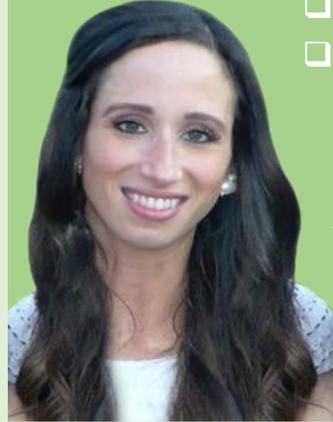
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**\*GREATEST # RECORD TRANSACTIONS**

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

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# BRENTWOOD FOREST BOARD MEETINGS

Board meetings scheduled for January through May 2023:

**January 31** at 6:00 p.m.

**February 28** at 6:00 p.m.

**March 28** at 6:00 p.m.

**April 25** at 6:00 p.m.

**May 30** at 6:00 p.m.

**June** – Annual Meeting of Unit Owners. Date TBA.

## 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.



> 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](mailto:office@brentwoodforest.com))

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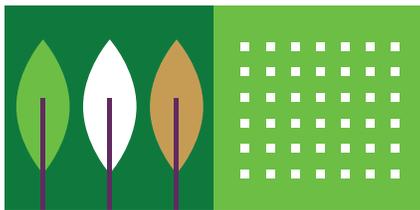
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# BRENTWOOD FOREST

CONDO ASSOCIATION

1401 Thrush Place  
Brentwood, MO 63144

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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



## Brentwood Forest's Community Directory

### BF Association Office

1401 Thrush Place  
7:30 a.m. – 4:00 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  
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## 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

### 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