

FOREST HILLS CONDOMINIUM OWNERS ASSOCIATION  
C/O G.S. PHILLIPS & CO. INC.  
15009 MANCHESTER RD. #268  
BALLWIN, MO 63011

AFFIX POSTAGE

AFFIX MAILING LABEL

**FOREST HILLS CONDOS NEWSLETTER - SPRING 2022 EDITION**

**POOL UPDATE**

The Forest Hills Recreation Association pool facility is scheduled to open Memorial Day weekend!

A new electronic lock is being installed in April, after the previous system stopped working last Summer. More information will follow regarding obtaining pool access keycards.

Please contact Sheila Miller with Personalized Association Management for more information about the pool facility. She can be reached at [smillerkumar@pam2007.com](mailto:smillerkumar@pam2007.com).

THE  
**FORESTRY REPORT**

Spring 2022 Edition

FOREST HILLS CONDOMINIUM OWNERS ASSOCIATION NEWSLETTER

**BOARD OF DIRECTORS**

SUSAN SUTTON  
*PRESIDENT*

ROY ABRAHAM  
*TREASURER*

GEORGE TRIPP  
*SECRETARY*

**COMMUNITY MANAGER**

GREG PHILLIPS, CMCA, AMS  
COMMUNITY MANAGER

314-802-0126  
[greg@gsphillips.com](mailto:greg@gsphillips.com)

G.S. PHILLIPS & CO. INC.  
15009 MANCHESTER RD. #268  
BALLWIN, MO 63011

**MEETING REMINDER**

THE ASSOCIATION HOLDS  
AN ANNUAL OWNERS  
MEETING IN JUNE OF EACH  
YEAR. PLEASE EXPECT TO  
RECEIVE NOTICES BY MAIL  
AHEAD OF THIS MEETING.

**CONTACT REMINDER**

CONTACT MANAGEMENT  
WITH ANY QUESTIONS  
YOU MAY HAVE! OFFICE  
HOURS ARE 10:00AM TO  
4:30PM. EMAIL IS THE  
QUICKEST WAY TO  
RECEIVE A REPLY!

**DECK REPAIR PROJECT NEARING COMPLETION**

Since November of 2022, the Association has been engaged in a significant deck and staircase repair project which aims to ensure all problems with decks and staircases are addressed prior to next fiscal year's deck staining project.

The first phase of the project saw the decks and staircases power washed and inspected by the Association's vendor, R&J Property Services. Once this phase was completed, R&J began the process of removing broken and rotten sections of the decks and staircases and replacing them with new treated lumber. Currently, the project is approximately 60% complete and is projected to be finished by early Summer.

The goal of this project is to ensure every Owner's deck is in good and safe condition so it may be enjoyed this summer and for several subsequent years. As previously mentioned, next fiscal year will see staining of these decks and staircases to further prevent deterioration and ensure a pleasant and uniform appearance.

**TREE TRIMMING PROJECT COMPLETED**

As part of the Association's responsibility to keep and maintain the community in good order and repair, we first inspected the community along with an Arborist to determine the necessary scope of work. Next, we solicited bids for the scope of work and selected City & County Tree Service on the basis of price and a recommendation from our Community Manager.

In the fall of 2022, the Association contracted with City & County Tree Service to complete tree trimming and removal on the property which was badly needed. Trees too large for the area they are in, as well as those overhanging buildings or planted too close to building foundations are a liability as they could damage the buildings themselves.

We are happy to say the work was completed quickly and efficiently and the community looks better than it has in a long time! We are confident this work reduces the potential for trees damaging buildings and protects our assets in the community.

Tree maintenance will be an ongoing project as long as trees continue to grow, so expect to see minor work continuing each year. If you have a tree related concern, contact Greg at G.S. Phillips & Co. Inc. so we may get you on the list for the next round of tree trimming!

## WE WANT TO EMAIL YOU!

Forest Hills has 89 condos. Mailing communications to all Owners is extremely time consuming and expensive. The Board would like to further utilize email communication as the primary method of communicating with Owners and residents as it is the simplest way to send time sensitive reminders and other communications to the whole of the community at no cost. If you have not provided us with your email address, please do so by updating your Owner Information Form with G.S. Phillips & Co. Thank you for taking the time to ensure we can get in touch with you!

## FINANCIAL REPORT

As of February 28, 2023, the Association has total assets of \$85,814.17, of which \$891.45 was deposited into the Association's low interest checking account, \$2,301.43 was deposited into the Association's interest bearing Operating Money Market account, \$82,621.29 was invested in an interest bearing Money Market account with Edward Jones.

Thus far in the 2022 fiscal year, the Association has collected \$160,023.77 in income, and paid out expenses totaling \$216,553.14. The Association plans to deposit another \$5700.00 into reserves this year, and spent \$34,786.26 from reserves. Delinquent accounts totaled \$18,199.50, down from over \$24,000.00 in December, and pre-paid accounts totaled \$3,645.75.

The overall financial position of the Association is quite strong, but with an increased cost of doing business every year, combined with the major capital projects we have ongoing, our expenses are very high in fiscal year 2022. The Board is invested in ensuring the Association does everything it can to keep expenses under control. We would like to maintain comparatively low annual assessment fees while still having the needed funding to keep the community's common elements properly maintained and protect the property values of the Owners at Forest Hills.

## RULES AND REGULATIONS REMINDERS

A benefit of Association living is that you can expect the community around your condominium to be taken care of just as well as you take care of your home. This helps to protect and improve the property values of each and every Owner in the community, and ensure the community is a wonderful place to call home for decades to come! One of the tools in ensuring this is the case are the community's rules and regulations. We'd like to bring attention to the below few. Please ensure your property is in compliance with the Rules and Regulations! Many thanks!

- Storage – Storage of personal property outside on driveways, decks, patios, etc. is not permitted, with the exception of patio furniture on a deck or patio. Storage of anything on the common elements is strictly prohibited.
- Walkways and Streets – Walkways and streets are to be kept clear at all times. This is to help ensure the safe and efficient navigation of the community for all Owners, residents, and guests be them in a vehicle or on foot.
- Plants on Decks – No potted plants, hanging plants, or other foliage may be stored on any balcony or deck. Patios may contain a small number of reasonably sized plants at the discretion of Owners. Watering plants on upper decks saturates the wooden surfaces and reduces their overall life.
- Garages – Garage doors must be kept shut at all times when a vehicle is not being pulled in or out in an effort to minimize the chance of wildlife or rainwater getting inside of the garage building as both could damage the structure.

## PET REMINDERS

At Forest Hills, we love our pets and our pets, and our responsible pet Owners! This is a reminder that pet waste left out on the common elements can transmit disease and attract pests, and in the summer heat, it can produce some pretty bad odors too. Please take the time to pick up after your pet anytime they use the facilities outdoors. By working together, we can ensure the community continues to be a beautiful and healthy place to call home!

## BBQ GRILL REMINDERS



Owners are reminded that, in accordance with St. Charles County Fire Code, **open flame devices including charcoal and gas grills, smokers, and fire pits may not be used or stored within 10 feet of any combustible structure in a multi-family.** This includes on or under any deck.

If you have a BBQ grill, please relocate it to your garage for storage. The Association will continue enforcement of this regulation this spring and summer, and fines will be levied for non-compliance.

## REAL ESTATE SIGNS

As a reminder, Real Estate signs may be placed in the window of the Unit. Signs of any kind are prohibited on the common elements and decks. Signs disrupt the pleasing and consistent exterior appearance of the community. Please ensure if you are selling your Unit, your signs comply with this regulation. Thank you!

## ANNUAL MEETING REMINDER

Forest Hills Condominium Owners Association holds its annual meeting and election each year in June. This year, the Association will be electing one (1) Owner to serve on one (1) open seat on the Board of Directors at this meeting. In advance of the meeting, expect to receive in the mail a Nomination Form. Complete this form if you would like to nominate yourself or another Owner at Forest Hills Condos to serve on the Board. Nominees will be contacted and asked to accept the nomination and to complete a candidate biography form.

Once all nominations are confirmed, a second mailing will be sent to all Owners explaining the date and time of the meeting, the candidates running in the election, and will include a Proxy Form to be completed if you are unable to attend the meeting and vote in person. Please follow the instructions carefully to ensure your vote can be counted.

All Owners are encouraged to run for a position on the Board. This volunteer role allows you to help your community by working with the other Board Members and Community Manager in handling the business of the Association. No experience is necessary, just a willingness to serve the community.

If you have any questions, please contact Greg at G.S. Phillips & Co. and he will be happy to assist you! Thank you for considering running for a position on the Board!