

Grapevine Newsletter

3rd Quarter 2019 (Sept 24, 2019)

Editor's Note

It's hard to believe that summer is over, and we are heading into some say the most beautiful time of the year, fall. But let's not get ahead of ourselves, I can't help to look back over the summer here at the Vineyards. There were so many events that our leadership team put together for us.

Let's start here.... Do you like music? Well, how about the bands that entertained us at poolside. Maybe you like relaxing and visiting friends. We have a beautiful pool made for both adults and the little tikes. Perfect for relaxation. How about taking in a dive-in movie, yup, we had that too.

How about two more. Tennis, anyone? We got that covered too. Oh, how about those keycards that allow us to use our clubhouse, just about any time. You have use of the TV, kitchen, and for those that want to work out, exercise room. Yes, you can use all of this before you go to work or maybe after ending your day.

What I described here, happens all within the grounds of the neighborhood we all live in, The Vineyards. I'm sure you all know that we live in a sought-after neighborhood. Now you know why.

Since the summer is over, our leadership team is not calling it quits. Oh no, we have more entertainment coming our way. Don't forget some Christmas happenings and more. You will find it all in our 3rd quarter Grapevine Newsletter that you are reading now.

Remember, if you have something you want in our newsletter, let me know. Just drop me an email, and I will take it from there.

Bob Isermann
Editor – Grapevine Newsletter
Neighborhood Sign Guy

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IMPORTANT NUMBERS

St. Charles County Police Department (Non-Emergency)	636-949-3000
Animal Control	636-949-7387
Cuivre River Electric	636-928-5445
Street Lights	800-392-3709 x4391
St. Charles Hwy Dept	636-949-7500
Code Enforcement	636-949-7346

Meeting Minutes
JULY 9, 2019

Meeting Began at 7pm

Trustees in Attendance:

Keith Ernst, Dee Barnett, Greg Greenwell (NIA), Sue Blasé, Michael Eilers

Board of Representatives in Attendance: Terry Schachsiek, Irina Hale

Committee Members in Attendance: Teresa Bunjan

Homeowners in Attendance: Julie Weissflogg, Lisa & Raymond Veit, Erin Black

Homeowner Concerns or Reports:

- Seeing people coming into the pool who were not getting their pool passes checked.
- A Resident reported a concern about the sidewalk between the pool and Napa Lane. It has sunk down and collects water and mud. It has become impassable. Just one of the many spots in the neighborhood. A work order was put in July 10, 2019, by the Trustees to try to get thee areas repaired.

Social Update:

- The 4th of July Parade was a great success! What a tribute to all of those who have and who still service our country!
- There was music at the pool on the 13th of July by the “Three Padres,” and everyone had a great time!
- The “Dive in Movie” will be in August pm a Friday – TBD
- On August 24th, we will have music from the “Common Ground” duo from 2 to 5pm. The Southerner Food Truck will be available to you from 1 to 3pm, so be marking your calendar. Of course, this is all weather permitting.

Clubhouse Review:

- The Trustees have decided to put the Management Company on hold for now as we have already made payments to City and Villages. This delay will be a very good savings of which we can put towards the repair of the filters in the pool.
- If you have not ordered a Key Card and like to take advantage of the pool in August (This will be when the kids, go back to school and we have NO lifeguards) there is a discussion going on about allowing the usage of Keyless Entry just for this situation. There will be a few days during the week that the Clubhouse is not open, and this would allow residents with non-school age children to swim. We will let you know via, Website, Facebook, Next-door, and Signage.

Beautification:

- Grapes on the Monuments at the entrances will be replaced in the coming weeks.

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Pool:

- There was an issue on Monday the 8th. Some residents stayed in the pool after 5pm and the guards locked them in the pool thinking they could exit through the Clubhouse, which was locked. Then other residents thought that since there were people in there, that the pool as OPEN. They used their Key Card to come through the Clubhouse and out to the pool. However, it was not open between 5pm and 6pm.
- Your Keyless Entry contract on page 2, number rule 18. Access to the pool is limited to pool hours only and the approved adult swim ties as posted. Keyless access through the Clubhouse does not grant you access to the pool outside of these posted hours. The pool hours are posted to the right of the front door on the information board.
- The Trustees will be looking into other options to repair the pool entrance gate again as we determine whether we can keep the current pool fence longer or if we need to do an assessment to replace the pool fence next year.
- Also three out of 4 of the pool filters are failing and though they are working at the moment, if they fail completely, we will have a complete shutdown of the pool. So rather than wait for that to happen we are going to go ahead and shut down for two days – July 15th and 16th and replace all 4 filters as cost wise it made the most sense. Sorry for the inconvenience.

Swim Team

- Season is in progress. Last home meet will be Monday July 15th.

Grounds:

- It was decided not to turn on the sprinkler system as we have had so much regular rainfall and if it continues, we may not use it at all. We will keep a check on it.
- The Emerald Ash trees out in the front and side of the clubhouse have borers that have doomed the trees. These luminescent green insects have probably infected over 130 million Ash trees within about six million acres of forest. If you have Ash trees, keep an eye on them but know there is nothing you can do. We have a reasonable bid from Ray's Tree Service. They have worked before. We don't plan on taking the tree's down until after the pool closes.

Finance:

- As usual, the budget sheets are available on the bulletin board at the office. The budget is in good shape, and all is on track.
- Payment of the assessment is well ahead of the last few years pace.
- Tennis court repairs are over budget due to replacing the poles unexpectedly.
- We will be tapping into the reserve this year to pay for the unexpected replacement of the failing filter system.

Meeting Ended at 8:05pm

Meeting Minutes
AUGUST 13, 2019

The meeting began at: 7:00pm.

Trustees in Attendance: Keith Ernst, Dee Barnett, Sue Blasé, Michael Eilers (NIA), Greg Greenwell,

Board of Representatives in Attendance: Terry Schachsiek, Sarah Claus, Irina Hale

Committee Members in Attendance: Teresa Bunjan

Homeowners in Attendance: Julie Weissflog, Lisa and Raymond Veit, Daniel & Kristen Flavin, Mark & Michaela Feiner, Andy & Michelle Zalmanoff and daughter Courtney, Jeff Newman, Erin Black

Homeowners Concerns or reports:

- Daniel Flavin has questions/comments re runoff or drainage from the common grounds and how it is affecting the surrounding lots.
 - Keith spoke with an engineer who is going to check on the matter. Keith has asked Mr. Flavin to keep him and Greg in the loop on this.
- Terry Schachsiek is concerned about Wave Runner parked on the side of the garage across from the pool.
 - Keith reported that he has spoken with him regarding the issue. Official notice will be sent
- Mark Feiner (@700 Napa Ln) has a large Oak tree that is leaning over his house from the common ground. It is either dead or dying. He would like to discuss having it removed.
- The matter will be looked into by our Trustee Greg in charge of the grounds. Sarah and Lisa- our real estate people- were asking about directional signs being used when they are showing a house. Ones to lead people into the area who may not know about the listing.
 - Inside the neighborhood, it was determined that signs would be allowed to be up until a home is under contract.
 - Also, no signs are ever to be placed in the Entrance Islands, only on the adjacent corners.
- Michelle and Andy Zalmanoff were concerned about the lifeguard situation, about how poorly the whole thing had been handled this year. The fraternizing amongst themselves- the cellphones- not cleaning up – not paying attention to the safety of the residents.
 - The Trustees had a conference call the night of the Board Meeting with Pro Pool because of this very situation. The pool was drained and refilled and looks great. The pool company will revisit the other items with the pool supervisor and the employees and will try to get these items fixed to end the year on a more positive note. The pool company is also going to arrange for an extra hour of guards for the dive in movie.
- Several of the homeowners were mentioning the cats that have been seen roaming freely around the neighborhood. As your neighbors do not know if they are wild or tame, it is a suggestion to always call animal control on any loose animal to have them picked up and contained.
 - **Refer to your Indentures** (on the Website) Page 9, Article IX, Restriction #7

Social Update:

- The “Dive- in Movie” will be in August on Friday, August 16th at 6:30pm.
 - There was no rain that night, and there was a good size gathering for the movie, so plan to make it next year!
- On August 24th, there will be from the “Common Ground” trio from 2 to 5pm. The Southerner Food Truck will be available to you from 1 to 3pm. Mark your calendars. Of course, this is all weather permitting.
 - Please come and support the Food Trucks as they are very difficult to secure for these events and are very expensive if not supported.
 - Lisa Veit will be providing snacks, sponsored by Berkshire Hathaway Properties!

Pool:

- The pool will be closing at 9pm for the season. No guest passes will be sold or used for August 31st, September 1st or 2nd. This is a Holiday weekend, and that is a new policy.

Swim Team:

- The season is over! Everyone be thinking about signing up for next summer, it is a great activity as well for kids to be a part of something bigger than themselves!
- Banquet: The end of season banquet was a Success! Tons of food and everyone had a great time!

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Grounds:

- Napa entrance plantings will be replaced.
- Dead trees removed on Gallo common ground.
- Clubhouse trees to be removed after the pool closes.
- The grapes have been removed from entrance signs, ready for replacements.

Clubhouse:

- Those of you who ordered cards ---PLEASE pick them up! To date, 194 families have keyless Entry now! There are 56 that have not been picked up yet and several on order. So, we are at approximately 270 participants!
- There will be a garage sale on September 14th with a preview on Friday the 13th. Lisa Veit will be in charge of this one. Please contact the clubhouse to be added to the list. The vineyardsclubhouse@gmail.com or call 636-447-9840. Need 1. Your name, 2. Phone #. 3. Email from Lisa to contact you. She will not add you to a business list.

Finance:

- As usual, the budget sheets are available on the bulletin board at the office. The budget is in good shape, and all is on track.
- Over the next few months, the board will be putting together the 2020 budgets and will be reviewing any major items that might warrant a special assessment.
 - Replacing the coping stones around the pool
 - Replacing the pool and bathhouse fencing
 - Replacing the gutters on the clubhouse.

Special "Thank You" from the Vineyards to Cameron and Courtney Zalmanoff, for your keen awareness of a situation that occurred at the pool the weekend of July 14th! The actions of these two young adults saved a life! We shall all be forever grateful!

Meeting ended: 8:05.

Meeting Minutes
SEPTEMBER 10, 2019

Meeting Start Time: 7:12pm

Trustees in Attendance: Dee Barnett, Sue Blasé, Michael Eilers

Board of Representatives in Attendance: Terry Schachsiek, Sarah Claus

Committee Members in Attendance: Bob Emery

Homeowners in Attendance: Lisa Veit, Bob Isermann, Sandy Prince

Homeowner Concerns or Reports:

- Jet ski across the street from the Clubhouse has been moved.

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- A couple of issue trees in the neighborhood that Greg is aware of and is getting quotes. It is estimated to be taken care of later in the month.

Clubhouse:

- **Furniture & Fixture Update:**

- 8 new barstools, 4 new chairs, and a table have arrived. We will be stripping the wallpaper and painting the back wall by the doors soon (hopefully by the end of the month). New curtain rods and panels will be hung after the painting is done. Irina Hale is heading the updating/decorating.
- Old barstools will be made available during the Garage Sale. Otherwise, there may be a heavy pick up scheduled for both those and broken pool furniture.
- After painting, new wall receptacles and plates will be installed. Looking for someone comfortable with electrical work to help out, or it will be done after a board meeting. Bob Emery said to let him know when the painting, etc. has been completed and he could get it done.
- Looking for a new white steel patio door. The second to be replaced next year. Terry measured after the meeting and will be looking into it.
- Updating the clubhouse furniture and artwork will be a continuous process.

- **Other Clubhouse Expenses & Projects**

- New hose for the clubhouse has been purchased.
- GCFI Outlet on the back-porch needs replacing.
- The label maker was missing-purchased a new one.

- **Beautification**

- In search of a new committee chair and volunteers as Teresa is no longer with the VHA. Interested parties are requested to contact the clubhouse.
- Beautification committee had been planting flowers around the clubhouse and pool deck. If there is no interest in the committee, it may need to be turned back over to Grounds.
- Dee requested mums for the fall.
- The flowerpots on the pool deck will need to be brought inside.
- This committee also heads up clubhouse decorations for the holidays.

- **Carpet Cleaning**

- Carpet cleaning will be completed prior to holiday decorations going up. Gena is working with Total Carpet for a date in early November.
- The date of the cleaning will be posted on the clubhouse calendar as there will be limited access to residents that day so the carpets can properly dry.

- **Holiday Decorating**

- Social, Clubhouse, and Beautification will join forces and attempt to turn the holiday decorating into a fun social event. Volunteers/participants are encouraged.
- Dee and Sue are working out a date that will work around the private events/ Thanksgiving weekend.

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- **Hours**
 - Clubhouse hours will be more standardized now. All efforts will be put forth to keep them as consistent as possible. Hours are posted in front of the clubhouse, as well as on our Google calendar accessed through vineyardsclubhouse.com. Any changes in the schedule will also be posted there.
- **Front Entrance Signs**
 - Mike will be attaching new metal ornamentation now that the grapes are gone.
- **Food Drive**
 - Sandy proposed a food drive in addition to the Adopt a Family, as we are only planning on adopting one. She will be submitting specific plans/ideas at a later date.

Social Update:

- **Garage Sale**
 - Lisa Veit is hosting the Garage Sale. There will be signs pointing toward the houses and balloons on the mailboxes of participants. Stop by the clubhouse in the morning for a neighborhood map of participants.
- **Breakfast with Santa**
 - Breakfast with Santa will be held at 9am and 11am. Date tentatively set for December 14th. Two sessions.
 - Bob Isermann will reach out to the previous Santa to see if he is available again.
 - Lisa Veit will contact the Cottleville Fire Department about doing Adopt a Family again.
 - Participants are requested to bring a donation for our Adopt a Family to the event.
- **The Common Ground Party**
 - The party near Rhine and Gallo has been agreed to. The Social Committee will provide the port-a-potty for the event.
 - The date is set for October 19.

Pool News:

- **Gate**
 - Mike will look into getting a wrought iron company out to fix the problem with the fence gate. He believes it should be an easy/inexpensive fix.
- **Fence**
 - Discussed options for what to do about the fence by the bathrooms. Need to look into bids for vinyl or for repainting.
- **Company**
 - We received a bid from a new pool company. We have 2 more seasons left in our current contract but will consider other options when the time comes.
- **Budget**
 - There is about \$250 left in the pool furniture budget for this year. Sue will be looking into new chairs, wheels for the lifeguard station, etc.
 - A wall-mounted air pump for inflatable tools is also in consideration.
 - The pool cover needed to be patched, but the company will be doing that free of charge.

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Swim Team:

- Mike proposed getting a lockable deck box for the swim team to be located on the patio where the old soda machine was. The idea was confirmed. Options will be brought forward at a later date. The Swim Team will be paying for the box.

Grounds:

- The trees/bushes that homeowners expressed concerns about are listed below. Greg will be receiving quotes for them.
 - Removal of tree in the common ground near 700 Napa.
 - The bushes at the Napa entrance.
 - A leaning tree on the common ground near 689 and 687 Napa.
- **Finance**
 - We have sent ProPool the second half of the check for the filter repair. Obviously, we are over in this line item for the year.
 - Trending ahead of last year to date for clubhouse rentals so hopefully, we'll exceed the budget projection
 - Other income is a refund on insurance and a capital credit from Cuivre River that was unexpected and one time only.
 - Pool Misc. is overdue to higher than expected costs for mosquito treatments at the pool/clubhouse.
 - Cash position - even with the unexpected cost of pool filter replacement, we are in good shape at this time.
 - 2020 budget conversations are starting. Trustees need to get their thoughts back on the initial proposed budget.

Meeting Ended 8:13pm

HERE IS WHAT'S COMING OUR WAY!

Vineyards Common Ground Party

Saturday, October 19, 2019

3-11PM

Lawn Games, DJ, Fire Pits!

Entrance at 2912 Rhine Ct.

Bring your own Drinks, Food, Blankets & Lawn Chairs

Craft & Vendor Event

Clubhouse

Saturday, November 2nd, 2019

10am – 2pm

Free Event and please bring friends

12+ Crafts and Vendors

SEPTEMBER 21, 2019

Breakfast with Santa

12/14/19

9am & 11am

RSVP Clubhouse

This event will coincide with our annual Adopt a Family Drive

More details to come

GENA DICKHENS

OUR NEW CLUBHOUSE HOSTESS

WELCOME TO THE VINEYARDS!!



I had the opportunity to set down and talk with Gena the other day to find out a little about our new clubhouse hostess. First of all, you are going to find her to be very friendly and pleasant. She is enthusiastic about her new job.

Gena is a Lindenwood University student, studying Business Administration and a minor in Biology. She was once a General Manager at Domino's Pizza. Not only the GM but the youngest GM in the Domino Franchise!

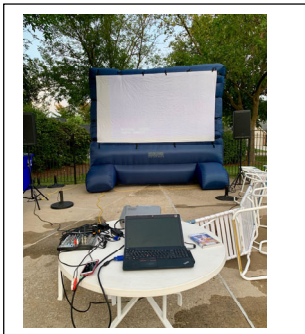
For you animal lovers, here you go. Gena has a Husky/German Shepard mix and weighs 90 pounds! She also has a Beagle. There is an interesting story behind the Beagle. It starts in Japan. Ask her about it. I'm not done yet; it keeps going. One cat with three legs. Another story. A Bearded Dragon (Lizard), one foot long, and finally, she took care of an injured squirrel. As I said, animal lovers are going to love, Gena.

Welcome, Gena! The Vineyard people are the best.

Bob Isermann

Picture Time from our Neighborhood Past Social Events

**As you can see, our Social Team has been busy. Oh, it's not over yet.
More is coming!!**



SEPTEMBER 21, 2019



The last neighbors that closed down the pool in 2019
I will be there opening day to photograph the first group in (2020)



Live Music and Fun times at the Vineyards!
2019



Our Garage Sale was a Success

THE VINEYARDS GARAGE SALE

Saturday, September 14th, 2019 • 7:00am - 12:00pm



Clear out the garage! Clear out the basement! Clear out old clothes!

- Friday Preview for Neighborhood Only
- Craigslist post each day 9/7-9/14
- Balloons on participating mailboxes
- Ads in St. Louis Post-Dispatch and Suburban Journal
- Directional Signs at the top of each street
- Map and Donuts provided to all participants & visitors

Fall Garage Sale

We had our Fall Garage Sale on September 13th & 14th. I feel it was a success with our advertising on various websites, large signs at the entrances, directional signs at the streets participating and the tent at the clubhouse with maps. I think in spring 2020, it would be helpful if I added labels to each street sign that said "Garage Sale" and had a volunteer giving out maps at the entrance off Seven Hills. If you have any feedback, please email me with your thoughts to lveit@bhhsselectstl.com.

Remember if you want to be included on the map or in the donation pickup on the following Monday, you have to reach out to me or the clubhouse and let us know you are participating.

Lisa Veit
314-809-0855



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What's your home worth?

Don't Forget about the Vineyards Lending Library

From Sandy

- The lending library has expanded indoors.
- Oversize books such as large hardcovers and cookbooks have been moved indoors to the bottom shelf of the side table. I know this might cause some inconvenience because now some of us might need to make sure we have our keycards with us to browse books, but they did not fit properly in the little one outside. Thank you for understanding.
- There is a communication journal outside in the little library to note if you have a specific book request. I will update what I find using Nexdoor app.

As always, feel free to take a book and leave a book or just take a book. I have lots more.



DON'T FORGET THE
COMMON GROUND PARTY
AT THE VINEYARDS

SOMETHING NEW IN THE GRAPEVINE

Let's get to know our neighbors

Well, almost....

Well, I didn't get any takers for the third quarter. I guess I am just going to have to knock on doors and get someone that will share their time living in our beautiful neighborhood. I have some neighbors right next to me. I think I will pick on them first. You know who you are. ☺

Thanks to Marty Berning for sharing his story in our last newsletter. You won the award for the 2nd quarter newsletter. Well, not sure what the award is, I thought it sounded good. ☺

If you have something to share, email me. I would like to hear from you.

Bob Isermann. bobisermann@me.com

ADDITIONAL INFORMATION

- Holiday Office Hours: Thanksgiving Day, Christmas, Eve, Christmas Day, New Year's Eve & New Year's Day = **CLOSED**
- Volunteers needed to decorate the clubhouse. Join us on Friday evening, November 22nd.
- Don't forget, your keyless card not only opens the clubhouse doors, but it gives you an array of items to use. Such as the weight room, TV, kitchen, pool table, also the tennis courts outside. It is for you to use between the hours of 6am – 11pm. Don't forget to clean up after yourself. The next neighbor wants it to look like it did when you first walked in. Don't have a Keyless card? Head to the clubhouse and ask Gena.

Vineyard's Contact List

IF YOU'RE NOT SURE WHO TO CALL, CALL THE CLUBHOUSE AT 636-447-9840

Website: www.vineyardsclubhouse.com Email: thevineyardsclubhouse@gmail.com

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SERVICES

IF YOU WANT YOUR BUSINESS CARD IN THE NEWSLETTER, PLEASE SCAN YOUR CARD, AND EMAIL THEM TO ME. USE HIGH RESOLUTION. I WILL THEN PUT THEM IN THE NEXT NEWSLETTER. THANK YOU!

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Mari Smith

Need an Extra Pair of Hands?
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Vineyards and Surrounding Subdivisions
St. Charles, MO 63304

Call (636) 284-1372 for Information

Babysitting/dog sitting by Kristen Wagner----

20-year-old life-long Vineyard's resident with plenty of experience.

CPR certified, responsible college student
Contact number: (636) 284-4445