

FORESTLINE

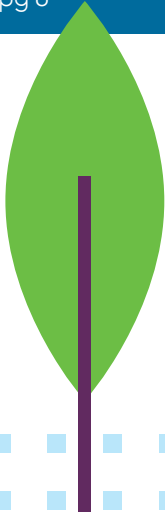
BRENTWOOD FOREST CONDO ASSOCIATION

WHAT'S INSIDE

- It's Election Season » pg 1
- The 2024 Board of Managers Elections » pg 2
- The New Grill Policy » pg 5
- Welcome Britt Danzer » pg 5
- Pool Update » pg 6

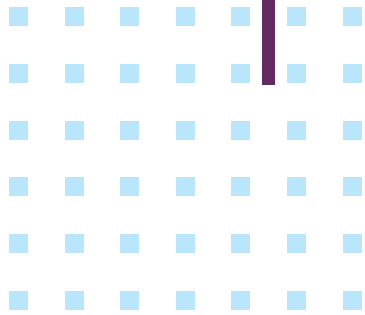
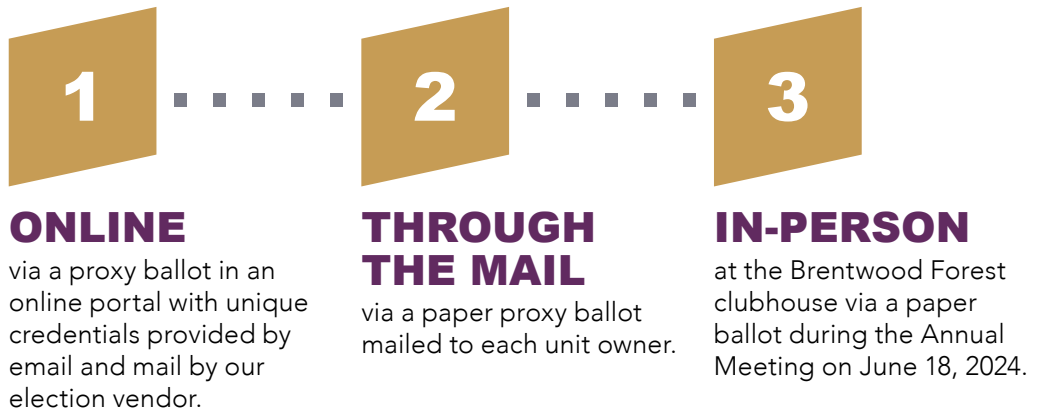
- Message from the Board of Managers » pg 7
- Best Places to Live » pg 8
- The Fine Print » pg 10
- Board Meetings » pg 10
- For Your Convenience » pg 10
- BFCA Board Members » pg 10

Vol. 47 Issue 5-6 May | June 2024



It's Election Season

The 2024 Board of Managers Election is around the corner! The association will provide Unit Owners with three options for voting:



Voting should open the week of May 6 and will end on June 18, 2024 at the Annual Meeting. There's more information on [page 2](#) about the upcoming election for the Board of Managers: what to expect, how to vote and the Candidate Forum. It's important to you and to the community that you're well-informed and take the time to vote.

1401 Thrush Place
Brentwood, MO 63144
brentwoodforest.com

email:
office@brentwoodforest.com

office:
(314) 961-3066

fax:
(314) 961-4935

BFCA maintenance emergency number:
(636) 227-8688, for emergencies after hours and on weekends



REMINDER When we don't put out trash appropriately (in a plastic or paper bag, at the designated times, in a hard sided container with a lid and the street number on both) the Association pays additional fees to collect the trash. How much additional? About \$100,000 annually. That's the cost of the truck, labor and dumping fees. We get free trash pick-up twice weekly from the City of Brentwood so it makes no sense to pay additional. Complying with the trash policy is a significant budget savings. The Board recently approved a motion allowing CPM to take any cans and lids that aren't marked with your street number or are left out past retrieval time, by 7:00 a.m. on the morning following trash pick-up day. If your can is taken, you will have to collect it from the office, for a fee of \$15.00. Save yourself and the Association money. Keep the grounds clean and appealing. The revised Trash Policy can be found on the Owners' Portal.



The 2024 Board of Managers Election

by Yvonne Homeyer
Election Committee Chair

Applications to run for the Board of Managers closed on April 15. After vetting the applications submitted, the candidates were approved at the April 30 Board meeting.



CANDIDATE FORUM

Mark your calendars for Thursday evening, May 9, 6:30 – 8:00 p.m. at the Clubhouse.

The BFCM Election Committee is sponsoring a Candidate Forum to enable voters to hear from the candidates. The forum is being moderated by the League of Women Voters of St. Louis (LOWV). Each candidate will have an opportunity to provide a two-minute opening statement and then the opportunity to respond to questions submitted in advance by you, the voters. The Forum will be in person or you can participate virtually.

The Candidate Forum is one of the best ways for voters to learn about the individuals seeking election by allowing them to speak and answer questions in a public forum.

Please submit questions in advance of the Forum via <https://forms.gle/xCJzP2Hu27VMopJfA>. The questions go directly to LOWV moderators.

Register for online participation via the [Owner's Portal](#).

ELECTION INFORMATION

As in previous elections, all unit owners who have provided the Association with a valid email address, will receive from TIE (The Inspectors of Election) a packet of election information by email and by U.S. mail.

For all other unit owners, TIE will send the packet by U.S. mail only. Unit owners can vote online, by U.S. mail, or in person at the Annual Meeting of Unit Owners which will take place at the Clubhouse on June 18, 2024 at 6:00 p.m. Please note that in-person voting must be done at the very beginning of the Annual Meeting. If you plan to vote in person, you should be present at 6:00 p.m.

It is important that we have a quorum, which is 285 unit owners. Unit owners will have the option of voting for "Quorum Only" even if the unit owner does not wish to vote for a candidate.

If you have not received your packet by May 15, you may contact TIE at (888) 211-5332 for assistance. Please do not contact the Brentwood Forest office.

Election at Annual Meeting:

June 18, 2024
6:00 p.m. at the
Clubhouse



Meet the Candidates!

WARD 1 CANDIDATE

(2 open seats)

Troy Chaney

1455 Bobolink — Ward 1

I just completed my first year on the Board of Directors. Wow, it's been an eye-opening experience. It's been quite a challenge but I feel like we have made some progress. There is a lot more to do and with your help I will continue this work. I ran on my goals to improve transparency and work on being more fiscally responsible. The property needs a lot of work because of its age. The Board has been working on the building structures, roofs and decks and there is still a lot to do.

If you attend the Board meetings, building and grounds meetings, budget meetings, and/or finance meetings you will see me actively asking pertinent questions and trying to facilitate fiscally responsible decisions. Brentwood Forest still has other maintenance issues and expenses to plan for. Outside of the board position, I'm a small business owner that understands contracts and finance and budgets. These are essential skills needed currently on the Board. Thanks for your support and your participation.

WARD 2 CANDIDATE

(1 open seat)

Donna Abrams

1676 E Swan — Ward 2

Myself and my family have owned property in Brentwood Forest for a long time.

As a Real Estate Agent, I feel I can help protect the underlying value of all unit owners units. As a Property Manager, I know how to keep down operating and maintenance costs.

WARD 3 CANDIDATE

(1 open seat)

Stephanie Bass

1727 Bluejay Cove — Ward 3

In my inaugural year on the Board (2023 – 2024), amidst unprecedented challenges, I've spearheaded vital initiatives such as virtual meetings and strategic expenditure prioritization (e.g., temporary closures of facilities like the laundromat). Additionally, I've led forward-thinking projects like forming the Strategic Planning Committee and transitioning to composite decks. As a newer owner and resident of the community, I bring a fresh perspective to the challenges we face today. With a collaborative and action-oriented approach, I'm committed to continuing this momentum for our community's benefit. Your vote is crucial as we work smarter together for a brighter future.



Candidate Forum

Mark your calendars
for Thursday evening,
May 9, 6:30 – 8:00 p.m.
at the Clubhouse.

(continued on [page 4](#))

Meet the Candidates!

(continued from page 3)

WARD 4 CANDIDATES

(2 open seats)

Ray Breckenkamp

1418 Peacock — Ward 4

No statement was submitted.

Jeff Forrler

9142 Eager Road — Ward 4

I have owned/lived in Brentwood Forest for 23 years and worked in a construction management environment for 26 years. I am committed to our community and strive to ensure that the Board of Managers operates in a transparent manner with integrity. I have served on previous boards and I believe that cooperation between the board of managers and office management is extremely important for a healthy association. I want to be part of a board that listens to unit owners/residents, addresses their concerns, and makes sure it's spending our fees in a responsible manner.

Election at Annual Meeting

June 18, 6:00 p.m.
at the Clubhouse

WARD 5 CANDIDATES

(1 open seat)

Britt Danzer

1513 High School Drive — Ward 5

Currently serving on the board and was appointed for Ward 1 in the March 2024 board meeting.

I am a Senior Software Engineer and own a rental in the Brentwood Forest area. I rented for four years before buying my own condo, and I love the area.

None of Brentwood Forest's problems are easy, but I look forward to the challenge of working with other board members to help solve them. I will advocate for policies that lower HoA fees (including lowering insurance premiums), fix infrastructure issues, and help Freddie Mac and Fannie May clear Brentwood Forest for conventional loans again. There are many other issues, but those are the highest priority for me.

Daniel Davis

9011 N Swan Circle — Ward 5

Hi — My name is Daniel Davis.

I have lived in Brentwood Forest for two (2) years, and I would appreciate your vote into this leadership role. As an under-30 year old, I can offer a keen perspective for the young adults of this community.

However, I hope to appeal to all age groups — I know how to operate on a board, how to make and manage relationships, and how to apply my experience to help this community.

Professional Background: I hold an MBA from Washington University in St. Louis and a B.S. in Civil Engineering from Mizzou. I serve on the board of two other non-profits (St. Patrick's Center Young Adult Board & Northside Youth and

Sr. Services Center). At Northside, I am spearheading a \$6M capital improvement project for a new facility. Day-to-day, I work at ARCO National Construction. I have worked at ARCO for five (5) years, where I manage multi-million dollar construction projects around the country.

Personal Background: I love pickleball, golf, spending time outside, and making connections.



THE NEW GRILL POLICY

We recently shared the new Open Flame and High Heat Device Policy which states that the use or storing of open flame and high heat devices on our decks and balconies is prohibited. Understandably, it feels to some neighbors in the community that it's another amenity that's being taken away. It may or may not be of some comfort but most condo communities, if not all, are implementing the same policy due primarily to insurance. Having been in contact with other condo communities including Briar Hill Farm and Ridge View Condo communities, neither of which are as large as Brentwood Forest, we have found the same action taken by their Boards in response to soaring insurance premiums. While this policy alone won't dramatically alter our insurance premium, it is one of several measures we are taking.

The Association is working with the City of Brentwood to schedule a bulk pick-up for Brentwood Forest for only \$15 per grill/fire pit, etc. on May 10. You should have your grill at the curb by 7:00 a.m. for pick-up. After May 15, warning letters will be sent regarding a violation.

I participated in the bulk pick-up survey. What do I do now?

We will forward your information to the City of Brentwood. Once your grill is picked up, the City will send you an invoice for \$15. You may be contacted by email if there are any additional information or instructions.

I didn't participate in the survey. What do I do now?

Call the City of Brentwood Department of Public Works (314) 962-4800. Let them know you are participating in the Brentwood Forest bulk pick-up day on May 10. Then have your pick-up items at the curb by 7:00 a.m. on May 10.

If you'd like to sell your grill, fire pit, etc., use your favorite social media platform to sell your BBQ grill to interested buyers. A few of our neighbors are pursuing a sale on Marketplace: [facebook.com/marketplace](https://www.facebook.com/marketplace).

We genuinely appreciate your cooperation, patience and understanding. By working together, we can ensure the safety and comfort of our Brentwood Forest community.

Welcome Aboard — Britt Danzer

The Board of Managers appointed Britt Danzer to fill a vacancy in Ward 1 and welcomed him at the March 26 Board meeting. Britt will fill the position until June when the results of the current election will be announced.

Britt is a Senior Software Engineer and plays in a Brentwood hockey league. Britt was a renter in the Brentwood Forest community for four years and loved it so much that he bought a property in 2021. Like many others, he cares about the community and saw an opening to apply to the Board. Britt wants to help solve some of the problems facing the community and looks forward to working with the Board to solve these problems.

Summer is Coming

Pool season is right around the corner. For the 2024 season, the Main Pool (large pool) opens Memorial Day weekend, May 25, 2024, and will close Labor Day weekend, September 2, 2024.

The West Pool (small pool) will be closed this year for repair work. We anticipate repairs will be completed within our 2024 budget and will resume opening in 2025. We anticipate being able to use the operating budget intended for the West Pool to cover the repair work.

ELECTRONIC ACCESS POOL PASS

BFCA is installing an electric access system at the Main Pool which will serve as our pool pass system. The pool pass will be a physical key fob rather than the paper passes we've used historically. Each unit will be entitled to two passes/fobs and each pass includes one guest. No additional guest passes will be available. Pool passes will be given to those household members 16 or older listed on the active occupancy permit. Those under the age of 16 will have access to the pool but must be accompanied by a pass holder from the Unit. Please use the following as a guide to expedite the pool pass process.

POOL PASS REQUIREMENTS:

Any Unit Owner will be deemed eligible for a BFCA pool pass (key fob) who has signed the BFCA Pool Acknowledgement and Release Agreement and completed all necessary paperwork with the office.

To be eligible for a pool pass, Unit Owners must:

- > Be up to date on association dues (condo fees, assessments, violations, fines, delinquencies, etc.)
- > Have up to date contact information with the office (yours and tenant if applicable)
- > Have a current/active occupancy permit on file with the office
- > Provide a photo ID of each fob holder (e.g. license picture); if a picture cannot be provided, your picture can be taken at the office
- > For Non-Resident Unit Owners (with tenants), in addition to the above, must:
 - > Have a current/active lease agreement on file with the office
 - > Complete the Pool Pass Request Form
 - > Provide the tenant's signed acceptance of Acknowledgement and Release Agreement

MAIN POOL HOURS

CLOSED Mondays (excluding holidays)

Holiday Hours 10:00 a.m. – 8:00 p.m.

Tuesday 11:00 a.m. – 7:00 p.m.	Thursday 11:00 a.m. – 7:00 p.m.	Saturday 10:00 a.m. – 8:00 p.m.
Wednesday 11:00 a.m. – 7:00 p.m.	Friday 10:00 a.m. – 8:00 p.m.	Sunday 10:00 a.m. – 8:00 p.m.

Note: When the area's public school district begins, 8/19/2024, the pool will be closed Monday through Friday. Saturday and Sunday hours will remain as stated above.

Please look for the information coming via e-mail to upload your required information to the Owners' Portal.

Pool pass distribution begins May 15, 2024.

TO REQUEST A POOL PASS:

Log In or Sign Up on the Portal: portal.cpmgateway.com.

Important:

Please be sure to read the Pool Pass Requirements and ensure all required information and documents have been submitted prior to submitting your request.

Once in the Portal:

1. Select the Request option in the left column, then select General Request.
2. Enter **Pool Pass Request** in the subject line.
3. Enter any necessary information into the description area.
4. Attach any required documents and information, along with the fully completed Pool Pass Request Form.
5. Select Submit.

Note:

If you have more than one property, use the drop-down arrow to the right to select the desired property.

The Main Pool opens Memorial Day Weekend and pool pass distribution begins May 15.

See additional information in this issue of *ForestLine*. As a reminder, the West Pool will be closed this summer for repairs.

The Board of Managers is proactively preparing for our insurance renewal in September, developing strategies to make certain that insurers find our property more appealing, with decreased risks and will insure us for significantly less. These measures include:



Policy Changes

The Open Flame and High Heat Device Policy ensures we are in compliance with County ordinances and reduces the risk of fire and accidents. Please see options for removing your grill later in this issue of *ForestLine*.



Building Inspections, Repair & Maintenance

Approximately 75% of buildings have been inspected and we have received the engineer's reports. You can find them on the website at BrentwoodForest.com. Click on the *Owner's Portal*. On the drop down menu located on the upper left hand corner, click on *Documents* and scroll down to *CHE Building Inspections 2024*. You will notice that each building is listed by number and the addresses particular to each building. You can find the report for your building. You can also find your building number and specific address by again going to the *Owner's Portal*, clicking on *Documents*, then *Maps and Property Maintenance Schedules*, then *Building & Address Listing*.

Most of the buildings need some level of repair which could include shoring, alleviating water intrusion, cleaning and painting bar joists with rust inhibiting paint, replacing damaged rebar. **The Board is seeking bids from contractors that can address permanent shoring** (eliminating the need for temporary shoring and saving money) along with repairing joists, installing moisture barriers and crawl space ventilation. The goal is a comprehensive repair plan and to begin the work as quickly as possible. You will notice as you read the reports that immediate, short-term work is required as well as repairs that can be accomplished over the next several years.



Roof Replacement

The Board approved the replacement of 48 roofs with a target completion date of September 2024. Some of these roofs date back to 1995. The insurance carrier will insure roofs older than 12 years, but only with a 5% deductible. The projected start of roof replacement is end of April / beginning of May, weather dependent. Owners will be notified and your door will be tagged.



Land Management

Our trees and beautiful grounds are one of our major assets. When not properly maintained, they become a liability damaging buildings, cars and property. In that regard, **we have a 5-year analysis and management plan to promote and enhance community well-being through tree conservation and improved forestry management practices.** This plan enables us to keep a close watch on the health of our trees through proper pruning, and tree removal as necessary. This plan also appeals to insurers.

Thank you as always for your support. We are committed to keeping Brentwood Forest a great place to call home.



Best Places to Live

Forbes Magazine recently cited the report “2024 Best Places to Live in America” issued by Niche, a data-driven platform with ratings and reviews of cities across America. Niche analyzes a number of categories, including the best cities (which it defines as urban areas with a population of 100,000 or more), the best suburbs, the best neighborhoods, the best places (defined as a non-rural town with a population of 1,000 or more, including neighborhoods, suburbs, and cities), the best spots with the lowest cost of living, the best locations for young professionals and more. This is the 10th year that Niche has issued its “Best Places to Live in America”. Drum roll... Brentwood is ranked #17 in Missouri and #1 in the St. Louis area.

The report states: **“Living in Brentwood offers residents a dense suburban feel... lots of restaurants, coffee shops, and parks... many young professionals... the public schools in Brentwood are highly rated.”** The overall Niche report card is A+ with high rankings for Housing, Public Schools, Jobs, Cost of Living, Outdoor Activities, Crime & Safety, and Commute.

Forbes Magazine recently cited the report “2024 Best Places to Live in America” issued by Niche.

Drum roll...

Brentwood is ranked #17 in Missouri and #1 in the St. Louis area.

Recently adding to the charm and livability, **Brentwood Park Destination Playground celebrated the grand opening on April 6** to the delight of hundreds of children. The park is 32 acres with paved trails, water fountains, a lake, a playground pavilion, a 2.7 acre playground, amphitheater and the Brentwood trail system that connects to the Great Rivers Greenway trail. It’s perfect for walking, biking, jogging or just relaxing. You may find that the parking lots fill quickly. The City is working on offering several parking options. In the meantime, there is also parking on Russell Avenue between Bremerton and Brentwood or at the Brentwood Sports Complex located at 9100 Russell. The park is open dawn to dusk year round. For more information go to brentwoodmo.org. Thank you to our Alderwoman Sharon Harter and Alderman Sullivan Erger for the new stop sign at High School and Wrenwood. The lights around the sign will help remind drivers to stop at that busy intersection.

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

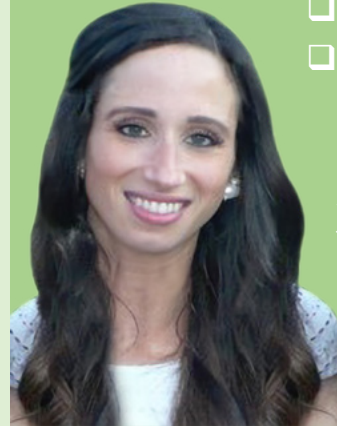
**Thinking about selling?
Curious about how
much your condo
is worth?
Call me...**



I have **\$old more than 600**
Brentwood Forest condos since 1995!
There is a reason...

Leslie Johnson wants to buy your
condo for the highest price

- Cash Offer
- No Commissions
- Flexible Closing
- No Inspections



Call me today:
314-378-7824

Leslie Johnson
Broker
Newcastle Real Estate



1 SINCE '96

- *FEWEST DAYS ON MKT.
 - *HIGHEST % LIST PRICE
 - *GREATEST # RECORD TRANSACTIONS
- *(MARIS/MLS: SINCE 1996, BRENTWOOD FOREST DATA)

THOMAS KRAMER, BROKER ASSOC.
OFFICE: 636-778-9111
TEKPROD@ATT.NET

**Whether you're a Buyer or a Seller,
Get the expert care you deserve...**



KRAMER LLC, REALTORS®
REAL ESTATE DEVELOPMENT AND BROKERAGE



Since 1941

Herbster Hellweg Painting Co.
51 Triad South Drive
St. Charles, Mo. 63304

Our company has been doing the annual painting for
Brentwood Forest for numerous years.

We want to be your painting company as well.
For a competitive quote for all your personal painting
needs, please call Joe Herbster, Jr. at 636-720-1700.

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

Home and office cleaning since 1997. Affordable weekly, bi-weekly or other appointment times available. Move in/out. Bonded & Insured (636) 448-9389.

Call John for In-Unit Maintenance Services

Need a smoke-detector battery replaced? Leaky toilet fixed? Plumbing issue solved? Garbage disposal installed? Door lock replaced? Call John at (314) 775-6042; \$30-\$50/hr. (except emergencies)



Jim Silvestri
gatewayremodeling@yahoo.com

314.853.4198

PAINT & REPAIRS

- Paint One Room or Entire Condo - Wallpaper Removal
- Blinds & Window Treatment Installation
- Completion of Predication List
- Full Rental Make Ready Services

Payment Due Upon Satisfactory Completion
Free Detailed Estimates • BF References Available

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

Adrienne Watson, PCAM — *BFCA Property Manager*
Tiara Rooks-Thomas — *BFCA Office Manager*
Kathie Ebeling — *BFCA Assistant Manager*
Elliott Bulejski — *BFCA Onsite Maintenance Supervisor*
Will Burkowitz & David Jeckstadt — *BFCA Maintenance Technicians*

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.

Upcoming Board Meetings:

May 28

June 18

(Annual Owner's Meeting)

June 25

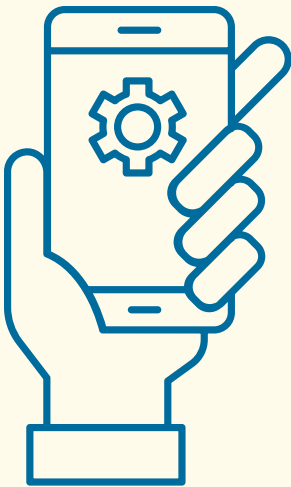
July 30

August 27

September 24

October 29

For Your Convenience



Have questions about maintenance, paying your condo fees, or the Rental Cap?

- > **Brentwood Forest Office**
(314) 961-3066
- > **CPM Customer Service**
(636) 227-8688
customerservice@cpmgateway.com
- > **Owner's Portal**
portal.cpmgateway.com/login
- > **BF Association Office**
1401 Thrush Place
7:30 a.m. – 4:00 p.m. Mon. – Fri.

BFCA BOARD MEMBERS

WARD 1

Bill Reck (Board Term: 2022 – 2024)

bill.reck@brentwoodforest.com

Britt Danzer (Board Term: March – June 2024)

britt.danzer@brentwoodforest.com

WARD 2

Mary Ann Moore (Board Term: 2023 – 2025)

mary.ann.moore@brentwoodforest.com

Troy Chaney (Board Term: present to 2024)

troy.chaney@brentwoodforest.com

WARD 3

Stephanie Bass (Board Term: present to 2024)

stephanie.bass@brentwoodforest.com

Bob Behymer (Board Term: 2023 – 2025)

robert.behymer@brentwoodforest.com

WARD 4

Anne Koken (Board Term: 2023 – 2025)

anne.koken@brentwoodforest.com

Jardi Schmalz (Board Term: present to 2024)

jardi.schmalz@brentwoodforest.com

WARD 5

Deb Behrendt (Board Term: 2022 – 2024)

debra.behrendt@brentwoodforest.com

Yvonne Homeyer (Board Term: 2023 – 2025)

yvonne.homeyer@brentwoodforest.com