

# OLRA News



Oaks Landing Recreational Association

November 2024

## Oaks Landing Clubhouse

1111 Newport Landing Dr.

Telephone: 636-225-2183

Fax: 636-861-8525

### Website:

[www.oakslanding.org](http://www.oakslanding.org)

### Clubhouse Email:

[oakslanding1@gmail.com](mailto:oakslanding1@gmail.com)

### Like us on Facebook at

[facebook.com/  
oakslanding](https://www.facebook.com/oakslanding)

### Clubhouse Hours

#### **Monday - Thursday:**

10 a.m. - 9 p.m.

#### **Friday - Sunday:**

10 a.m. - 7 p.m.

## Upcoming Dates

**Nov 16 - Wine Tasting Event**

**Nov 28 - Thanksgiving- Clubhouse Closed**

**Dec 7th - Visit with Santa**

**Dec 24 - Clubhouse Closes at 2pm**

**Dec 25 - Merry Christmas! Clubhouse closed.**



## TRUNK 'R TREAT

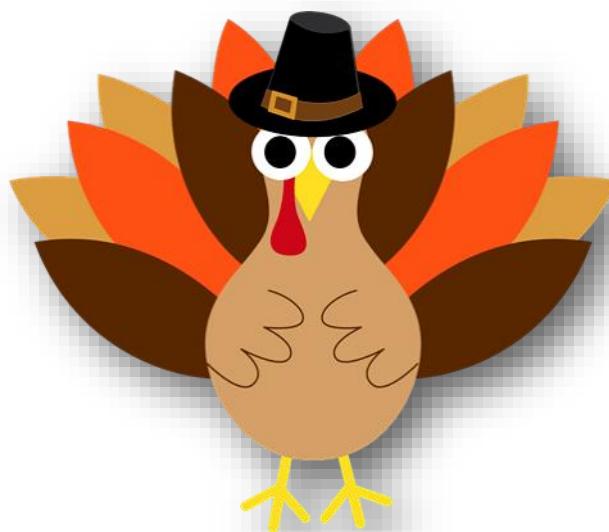
Thanks to all who came out for the annual Trunk or Treat Halloween Gathering. Again, a big thanks to Rick McClew with Coldwell Banker who donated pumpkins for the event. Check out our website for pictures!

## VISIT WITH SANTA

Santa will be visiting the clubhouse Dec. 7th. Only WAIT LIST spots are available at this time. Due to the popularity of this event, we cannot accommodate walk-ins.

## HAPPY THANKSGIVING!

The clubhouse will be closed for Thanksgiving on Thursday, November 28th.



## Staff Notes

*A huge thank you to everyone who came out to our annual Trunk 'r Treat. It was a graveyard smash! If you have any pictures you'd like to see on the website, please email them to oakslanding1@gmail.com*

*Slots are currently full for our visit with Santa on December 7th. Call the office to be put on the wait list.*

*Thank you!*

*- Connie Roberts*



## **SAVE THE DATE**

November 4th - Hacienda 5pm Text orders to 314-440-7667

November 16—Wine Tasting 7pm

November 28th - Thanksgiving (closed)

December 7th - Visit with Santa

December 24th – Closing at 2pm

December 25th - Christmas (closed)

December 31— Closing at 2pm



## Newsletter Advertisements

Would you like to see your business's advertisement in the next edition of the newsletter? We can accommodate most ads by resizing them as we do not design them. The newsletter is made available to 580 homes monthly. Pick up a form in the Clubhouse office and let your neighbors see what your business is all about.

	One Time Ad	Quarterly save 15%	Bi-Monthly save 20%	Monthly save 25%
Full Page	\$72	\$245	\$346	\$648
Half Page	\$46	\$156	\$221	\$414
Third Page	\$33	\$112	\$158	\$297
Fourth Page	\$26	\$88	\$125	\$234
Business Card	\$20	\$68	\$96	\$180



## Office Services

Don't forget the clubhouse offers affordable and convenient office services to our residents. Stop by and have your document copied, faxed or laminated. See below for pricing details.



<u>Faxing (send or receive)</u> <u>(636-861-8525)</u>	<u>Copying and Printing: (black and white only):</u>	<u>Laminating:</u>
<p><b>\$1.00 per page</b> Send and receive local and domestic faxes. A complimentary fax cover sheet is provided for you. Receive a printed confirmation for your records. Receive faxes at the Clubhouse and we will hold your fax until you are able to pick up.</p>	<p><b>8 ½ x 11 - \$.10 per page/side</b> <b>11 x 14 - \$.15 per page/side</b> <b>Color paper (when available)</b> <b>\$.15 per page/side</b> Single or double sided copies. 8 ½ x 11 and 11 x 14 Copy on color paper (when available)</p>	<p><b>8 ½ x 11 - \$1.00 per page</b> <b>11 x 14 - \$1.50 per page</b> No need to go any further than your neighborhood to have your document laminated. More affordable than the commercial copy stores.</p>

We had lots of trunks, ghosts and goblins turn out for Trunk R Treat on Saturday. A Fun time was had by all!

A BIG THANK YOU TO



**Rick McClew** for donating the pumpkins the kids got to decorate and take home. **AND Fenton Fire Department** for showing us all your cool equipment!



## **Clubhouse Rentals**

Too many relatives and friends to host your party at home? The clubhouse is available for rentals 365 days a year, even on holidays! You can view our rental calendar at [www.oakslanding.org](http://www.oakslanding.org) or by calling the clubhouse at 636-225-2183.

The clubhouse only accepts checks for payment.

The clubhouse rental prices are:

Monday - Thursday	\$25 per hour
Friday - Sunday	\$35 per hour
Holidays	\$45 per hour



A deposit check of \$150 is also required per rental.

**A minimum of 4 hours is required for all rentals. Set up and take down time are included in the 4 hours. If additional time is needed, appropriate rental fee applies.**

For example, if you reserve from 11am – 3 pm, you may begin set up at 11am and you must be cleaned up and out by 3 pm. We need one hour for our staff to clean between rentals so please make sure you give yourself enough time. Thank you in advance for your consideration of the rental following yours.

**Non Profit Organizations** - require a \$25 deposit check

\$15 for 2 hours and each additional hour is \$10.

Non profits may rent the clubhouse during normal business hours Monday - Friday.

**NOTE: Only members of Oaks Landing Recreational Association may rent the Clubhouse and members must be present during the entire rental time**

October Recap: We hosted rentals and non-profit rentals.



### PHOTO IDs

Please remember residents must have their OLRA ID with them when using any of the Recreational Association facilities. If you have not had a chance to get your ID, stop by the clubhouse to have one made. In most cases, ID cards can be issued while you wait. You will need to provide proof of residence in the form of a current driver's license. ID cards are provided free of charge from January through March. After March 31, there is a charge of \$5 per ID card. Please feel free to call or email the clubhouse if you have any questions. 636-225-2183 or [oakslanding1@gmail.com](mailto:oakslanding1@gmail.com)



**Wireless Internet Availability** - Need to get some work done outside of the office? The Clubhouse Wi-Fi has you covered. Stop by the office to sign in and get the password, then relax in the rec room as you surf the internet.



### HAPPY BIRTHDAY to your children

If you would like to have your kids birthday listed in our newsletter, email us a few sentences of what you would like to say. Please include their name, age, and birthdate. Please send them in before the 20th of each month prior to their birthday.

### Weight Room Rules

Children under the age of 18 must have a signed parental consent form on file in the Clubhouse office to use this equipment. Parental Consent Forms are available in the Clubhouse office. Parents, please stop by to sign one for your child. **Please wear closed toe shoes when using the weight and cardio rooms, thank you.**



## Oaks Landing Recreational Association

### 2024 Year in Review

#### Assessment History

Year	Assessment Amount
1987	\$200
1999	\$225
2000	\$250
2006 - 2007	\$300
2008 - 2012	\$307
2013 - 2015	\$313
2016	\$325
2017	\$337
2018	\$345
2019	\$352
2020, 2021	\$358
2022, 2023	\$367
2024	\$372

**\*In thirty-six years, the OLRA assessment has increased a total of \$172, or an average of \$4.78 per year.**

#### Assessment Update:

\* As of October 24, 2024, OLRA has received 570 of 580 payments. Liens are being placed on the homeowner's properties that remain delinquent on their assessment payments.

#### Your OLRA assessment includes the following activities and services:

- Admittance to the pool, tennis/pickle ball courts, weight and exercise rooms and access to the clubhouse facilities. The clubhouse is open 361 days per year, 71 hours per week.
- Clubhouse facility rentals are available for personal events. Please contact the Clubhouse for information and to schedule your event.
- Neighborhood activities, such as Easter Egg Hunt, 4<sup>th</sup> of July Parade, Halloween Festivities, and Visit with Santa, Pool events, etc. We hope to add more activities in the coming year and would welcome your suggestions.

Maintenance for clubhouse, pools, tennis courts, grounds, insurance, and office payroll.

## **Upcoming Dates:**

November 28: Thanksgiving – Clubhouse CLOSED  
December 7: Visit with SANTA Currently Booked  
December 24: Clubhouse CLOSES at 2 PM  
December 25: Clubhouse CLOSED  
December 31: New Year's Eve – Clubhouse CLOSES at 2 PM  
January 1: New Year's Day – Clubhouse CLOSED

## **Clubhouse:**

- \* Clubhouse hosted a total of 86 Rentals (19 upcoming), 20 being Non-Profit orgazations (1 upcomimg), for 2024. This was down almost 10% from the prior year.
- \* Cardio room received a fresh coat of paint in October.
- \* The Trunk or Treat was held on October 26 and was a great success! And a BIG Thanks again to Rick McClew at Coldwell Banker/Gundaker for donating all the pumpkins, so the little ones could take one home. Also, many thanks to the numerous residents who dropped off their candy and decorated their trunks for the event!

## **Pools:**

- \* This year we worked on getting our pools up to code, including new ladders, handrails, and deck markers.
- \* The handrail was on back order and finally delivered in Oct. It will be installed before next pool season.

## **Financial overview**

### **2024 Recreational Association Major Maintenance & Purchases:**

Deep grout cleaning in bathrooms	\$5,162
Bathroom remodel & Deck repair	\$4,500.00
Shower head replacement	\$493.50
Broken light in office	\$235
New locks on bathroom	\$770

## **Major Repairs cont...**

Pickleball bench repair	\$164.57
Repair outlets in clubhouse	\$235
Painting workout rooms	\$150
Signs for Pool x6	\$126.36
New pool umbrellas x3	\$1,484.25
Pool entrapment certificate/repairs	\$550.0
Deck markers per STL county	\$4,245.00
New urinals x2	\$1,998
Handrail, 2 ladders, new cups	\$8,061.65

## **Asset Guardian Projected Expenditures for 2024**

Building Maintenance and Repairs	\$63,062
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This includes projected Interior and Exterior building repairs. The Reserve Study suggests increasing expenses for repairs and maintenance in the coming years so we need to maintain our reserve balance as much as possible.

## **Present Financial Update**

### Lindell account balances as of 10/28/24

Checking: \$4,927.25

Money Market: \$114,365.58

Total Deposits for 2024 so far: \$209,286.10

### Together CU account balances on 12/28/24

Business Checking: \$5.00

Money Market: \$20,706.41

## **Reserve Study**

In 2014, the OLRA board of directors commissioned Asset Guardians to perform a reserve funding analysis. The purpose of the reserve study is to provide a procedure to assist the Association in long term financial planning for the maintenance and replacement of association assets. The study forecasts upcoming expenses and the financial obligations of the association. A field inspection was made to verify the existing condition of the various reserve study components, their physical condition, and estimate the remaining life expectancy. Primary concern is the preservation of a positive funding balance with funds sufficient to meet projected expenses throughout the study life and cover upcoming major renovation costs. A copy of the entire reserve study can be found at the clubhouse or at.

An update to this Reserve Study was performed July 2020 and is located in the OLRA office.

### **Reserve Study Anticipated Repairs & Maintenance (10 years or less based on 2020 Reserve Study)**

ITEM	ESTIMATED REPLACEMENT COST
Pool :	
Pool Equipment, Pumps, Filters	\$23,642
Pool Furniture	\$2,364
Clubhouse:	
Interior components	\$29,255
Exterior Components	\$7,801

# **Pumpkin Fluff Dip**

- 1 (15 oz) can of pumpkin
- 1 (8 oz) tub of Cool Whip
- 1 (5 oz) box of instant vanilla pudding mix (do not make the pudding)
- 1 tsp pumpkin pie spice (optional)

Mix all of the ingredients together in a bowl. Spoon each serving into a bowl, a glass, *or* dump the entire thing into a pie crust (graham cracker is delicious).

Chill for 1-2 hours. Serve and enjoy!





**Saturday,  
Dec. 7th**



**10 – 1pm**

**SLOTS FULL**

**Call the office  
to join the  
Waitlist.**

**We have a full day of visits scheduled with Santa on  
Saturday Dec. 7th from 10am to 1pm. If you haven't signed  
up yet we are taking names to put on a waiting list. We will  
contact you with any openings.**

# WHAT NOT TO FEED YOUR PETS ON THANKSGIVING

- ♥ TURKEY SKIN, DRIPPINGS + GRAVY
- ♥ TURKEY TWINE
- ♥ TURKEY BONES
- ♥ STUFFING
- ♥ SAGE
- ♥ RAISIN + GRAPES
- ♥ ONION + GARLIC
- ♥ NUTMEG
- ♥ NUTS
- ♥ MUSHROOMS
- ♥ FAT TRIMMINGS + FATTY FOODS
- ♥ CORN ON THE COB
- ♥ CHOCOLATE
- ♥ CANDIED YAMS
- ♥ BUTTER
- ♥ BREAD DOUGH
- ♥ ALCOHOL



LEARN MORE AT [IRRESISTIBLEPETS.COM](http://IRRESISTIBLEPETS.COM)

**Who Do I Call?**  
**2024**  
**Information for Residents**

<b>Problem</b>	<b>Who to Call</b>	<b>Phone Number</b>
Trash and Yard Waste <u>For Newport Landing</u>	Waste Management	314-506-4700 or 1-800-989-2783
Trash and Yard Waste <u>For Remington Oaks</u>	Waste Connections	636-321-2100
Streetlight Out or Down	Ameren UE	314-342-1111 <i>Must give number listed on pole and the nearest address.</i>
Street Sign Down or Missing	St. Louis County Department of Highways and Traffic	314-615-8538
Vandalism or Theft	St. Louis Police Department	636-529-8210
Street Snow Removal	St. Louis County Department of Highways and Traffic	314-615-1111
Street and/or Sidewalk Repair	Missouri Department of Transportation (MODOT)	314-615-8504
Storm Sewer Lids	Metropolitan St. Louis Sewer District (MSD)	314-768-6260
Gas Leaks or Odors	Spire	800-887-4173
Water Issues	Missouri- American Water Co.	1-866-430-0820 <i>Emergency Number:</i> 314-991-3404
Loose Animals (domestic)	Animal Protective Association	314-645-4610 <i>Please confine animal before calling</i>
Injured Wildlife (mammals)	Wildlife Rehabilitation Clinic, Inc.	636-677-3670
Non-emergency Police	St. Louis County Police Department, West County Precinct	636-529-8210

## **“What Do All of These Acronyms Stand For?”**

### **ROHA, NLHA, OLRA: What You Need to Know**

#### **1. So, what do the acronyms stand for?**

ROHA — Remington Oaks Homeowners Association

NLHA — Newport Landing Homeowners Association

OLRA — Oaks Landing Recreational Association

#### **2. What does each association actually do?**

ROHA governs the Remington Oaks and Chestnut Pointe neighborhoods (AKA the “tree-themed” streets), and NLHA governs the Newport Landing neighborhood (mostly “sea-themed” streets on the other side of Hawkins). Homeowners belong to ONE of the two organizations based on their address. OLRA governs the Clubhouse, swimming pools and tennis courts.

#### **3. Can you give me a refresher on the annual assessments?**

Each resident receives two assessments each year: one from either ROHA or NLHA, and one from OLRA. The ROHA and NLHA assessments are distributed in late December and are due Feb. 1 each year. The OLRA assessments are distributed in late January and are due March 1 each year.

#### **4. What, exactly, do the fees cover?**

ROHA fees cover common ground maintenance (including Lake Remington), main entrances maintenance, insurance and streetlights for the Remington Oaks and Chestnut Pointe neighborhoods. NLHA fees cover trash pickup, common ground maintenance (including the Newport Landing pond), main entrances maintenance, insurance and streetlights for the Newport Landing neighborhoods. OLRA fees cover Clubhouse maintenance, insurance, swimming pools, tennis courts, fitness rooms, and Clubhouse-sponsored neighborhood activities.

#### **5. I don't ever use the Clubhouse facilities. Do I still have to pay the OLRA fee?**

Yes. Per the governing indentures, all households are required to pay both the appropriate Homeowners Association fee and the Recreational Association assessments.

# BOARD MEMBERS

## Oaks Landing Recreational Association

Rich Garner (President) RO

Brian Lucas (Vice President) NL

Erin Beck (Treasurer) NL

Valerie Duff (Secretary) RO

Sarah Rathmann (Director) NL

Andrew Seibert (Director) RO

## Remington Oaks Homeowners Association

rohaboardmo@gmail.com  
[www.remingtonoaks.org](http://www.remingtonoaks.org)

Rick Lord (President)  
Rich Greenwood (Treasurer)  
Pat Sanders (Secretary)  
Carolyn Hensel (Architectural  
Additions)  
Joe Ray (Common Ground)  
Please email ROHA Board to volunteer  
as a trustee

## Newport Landing Homeowners Association

[email@newportlanding.org](mailto:email@newportlanding.org)  
[www.newportlanding.org](http://www.newportlanding.org)

Kevin Cooper (Treasurer)  
Shawnee Block (Secretary)  
Lisa Good (Trustee)  
Dave Reinecke (Trustee)  
Nicole Hilke (Trustee)

**“A moment of gratitude makes a difference in your attitude.” - Bruce Wilkinson**

## November 2024

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2 <i>Rental @1</i>
3	4 <i>Rental @ 12:30</i>	5	6	7 <i>Rental 5</i>	8	9
10	11 <i>ROHA MTG</i>	12	13 <i>Rental 10:30</i>	14	15	16 <i>Wine Party 6</i>
17 <i>Rental 2</i>	18 <i>OLRA Mtg</i>	19	20 <i>Rental 7</i>	21	22	23
24 <i>Rental 10:30</i>	25	26	27	28 <i>Rental all day</i>	29 <i>Rental 3</i>	30 <i>Rental 5</i>