

WELCOME TO BAXTER RIDGE CONDOMINIUMS

KEY INFORMATION FOR NEW RESIDENTS

Baxter Ridge Condominium Association (referred to as BRC or BRCA) is self-managed by a Board of Directors consisting of 3 to 5 condominium homeowners, assisted by committees comprised of volunteer homeowners to assist in the management.

The monthly condominium fee is payable to the Baxter Ridge Condominium Association. The mailing address is PO Box 425, Chesterfield, MO 63006. Make payments by mailing a check or by setting up an online payment through your bank. The monthly condominium fee pays for the following maintenance and services:

- Building maintenance – defined in the governing documents (available on the BRCA website)
- Driveway, street, alley, and parking pad maintenance
- Snow removal
- Landscaping, lawn and yard waste, and tree care
- Trash pickup costs – including recycling
- Water and sewer costs

The BRCA website provides additional information including:

- Forms for requesting:
 - Building maintenance
 - Landscape modifications
 - Overnight parking on streets and parking pads
 - Update to the handyman list
 - Request for resale certificate
- Information on:
 - Pool, clubhouse, and tennis courts
 - Homeowner meetings
 - Master insurance policy
 - Landscape policies
 - Selling your condominium
- Contact information for:
 - Board members
 - Fire and police departments
 - Utilities – electric, gas, water, sewer, trash
- Reports and documents
 - Financial and maintenance reports
 - Board Meeting Minutes
 - Governing Documents
- Resident Directory
- FAQs

It is important that you register on the website. If you do not register, you will not be able to request maintenance or receive eblasts that provide general information about Baxter Ridge as well as specific information that may affect your condo. To register on the website, go to www.baxterridgecondos.com and follow the directions contained in “Website Registration Instructions” under the heading in the “Resale and New Owner Information” section.