



# INNSBROOK

## Property Owner Guide

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1 Aspen Circle, Innsbrook, Missouri 63390  
Phone: (636)928-3366 or (636)745-3000  
[www.innsbrook-resort.com](http://www.innsbrook-resort.com)

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# THE INNSBROOK PHILOSOPHY

*To live in harmony with nature and each other,  
keeping Innsbrook a secure place of retreat and refuge  
while always trying to make consistent,  
considered improvements  
to enhance our enjoyment of our time here and  
maintain strong property values.*

## INNSBROOK OWNERS' ASSOCIATION BOARD OF TRUSTEES

### **Ed Boyce**

Phone: (636)928-3366/745-3000 ext. 500

### **Les Buechele**

Phone: (636)928-3366/745-3000 ext. 555

Email: les.buechele@innsbrook-resort.com

### **Charlie Boyce**

Phone: (636)928-3366/745-3000 ext. 164

Email: charlie.boyce@innsbrook-resort.com

### **Warren Wobbe**

Phone: (636)928-3366/745-3000 ext. 169

Email: warren.wobbe@innsbrook-resort.com

# IMPORTANT NUMBERS AND EMAILS

- General Information** . . . . .(636)928-3366/745-3000 ext. 0  
*information@innsbrook-resort.com*
- Activities & Events** . . . . .(636)928-3366/745-3000 ext. 180  
*activities@innsbrook-resort.com*
- Audubon** . . . . .(636)928-3366/745-3000 ext. 177  
*audubon@innsbrook-resort.com*
- Conference Center / Catering** . . . . .(636)928-3366/745-3000 ext. 884  
*catering@innsbrook-resort.com*
- Conference Center / Conference Sales** . . . . .(636)928-3366/745-3000 ext. 804  
*meetings@innsbrook-resort.com*
- Conference Center / Front Desk** . . . . .(636)928-3366/745-3000 ext. 0  
*information@innsbrook-resort.com*
- Conference Center / Fitness Center** . . . . .(636)928-3366/745-3000 ext. 600  
*information@innsbrook-resort.com*
- Conference Center / General Manager** . . . . .(636)928-3366/745-3000 ext. 803  
*meetings@innsbrook-resort.com*
- Country Market** . . . . .(636)928-3366/745-3000 ext. 333  
*information@innsbrook-resort.com*
- Custom Homes** . . . . .(636)928-3366/745-3000 ext. 166  
*customhomes@innsbrook-resort.com*
- Golf Course / Director of Golf** . . . . .(636)928-3366/745-3000 ext. 206  
*golf@innsbrook-resort.com*
- Golf Course / Tee Times, Pro Shop, Lessons** . . . . .(636)928-3366/745-3000 ext. 203  
*golf@innsbrook-resort.com*
- Golf Cart Repair & Maintenance** . . . . .(636)928-3366/745-3000 ext. 888  
*golf@innsbrook-resort.com*
- Hanneken's Restaurant** . . . . .(636)928-3366/745-3000 ext. 207  
*restaurant@innsbrook-resort.com*
- Hanneken's Restaurant / General Manager** . . . . .(636)928-3366/745-3000 ext. 208  
*restaurant@innsbrook-resort.com*

- Innsbrook Institute** . . . . .(636)928-3366/745-3000 ext. 218  
*institute@innsbrook-resort.com*
- Landscape Services** . . . . .(636)928-3366/745-3000 ext. 177  
*landscaping@innsbrook-resort.com*
- Marketing, Communications & Website** . . . . .(636)928-3366/745-3000 ext. 214  
*information@innsbrook-resort.com*
- Property Owner Billing** . . . . .(636)928-3366/745-3000 ext. 222  
*billing@innsbrook-resort.com*
- Real Estate** . . . . .(636)928-3366/745-3000 ext. 199  
*property@innsbrook-resort.com*
- Remodeling** . . . . .(636)928-3366/745-3000 ext. 166  
*remodeling@innsbrook-resort.com*
- Security / Director of Security** . . . . .(636)928-3366/745-3000 ext. 402  
*security@innsbrook-resort.com*
- Security / Main Gate** . . . . .(636)928-3366/745-3000 ext. 400  
*security@innsbrook-resort.com*
- Security / West Gate** . . . . .(636)928-3366/745-3000 ext. 401  
*security@innsbrook-resort.com*
- Services / Home Repairs** . . . . .(636)928-3366/745-3000 ext. 150  
*services@innsbrook-resort.com*
- Stables** . . . . .(636)928-3366/745-3000 ext. 300  
*stables@innsbrook-resort.com*
- Vacations / Overnight Accommodations** . . . . .(636)928-3366/745-3000 ext. 808  
*vacation@innsbrook-resort.com*
- Village of Innsbrook, City Hall** . . . . .(636)745-8844  
*innsbrookcity@centurytel.net*
- Weddings** . . . . .(636)928-3366/745-3000 ext. 884  
*weddings@innsbrook-resort.com*
- For Sewer, Water & Cable Emergencies** . . . . . Call Innsbrook Security at ext. 400.
- For Power Outages** . . . . . Call Cuivre River Electric 1-800-392-3709  
and have your account number ready.

# IMPORTANT COMMUNITY NUMBERS

For All Emergencies (from a land line or cell phone) . . . . .	911
Sheriff Non-Emergency . . . . .	636-456-4332
Ambulance – Non-Emergency . . . . .	636-456-8413
Wright City Fire Protection District - Non-Emergency . . . . .	636-745-2262
Warrenton Fire Protection District – Non-Emergency . . . . .	636-456-8935
Cuivre River Electric . . . . .	1-800-392-3709
CenturyLink . . . . .	1-800-201-4099
Wright City Post Office . . . . .	636-745-3513

## COMMUNICATIONS

### **The Village Views**

Every Thursday *The Village Views* is published and distributed at the Front Gate, as well as the unmanned mechanical gates; they are also available at Hanneken’s, Conference Center and Real Estate Office. It includes upcoming events, restaurant and golf info, classifieds and more. For additions/corrections, call (636)928-3366 or (636)745-3000 ext. 216. To receive via email, send request to [news@innsbrook-resort.com](mailto:news@innsbrook-resort.com).

### **Social Media**

You can find us on Twitter, Facebook, YouTube, Flickr and on the Dogwood Journal Blog. Visit our website at [www.innsbrook-resort.com](http://www.innsbrook-resort.com) for links!

### **Golf Course E-Newsletter**

Get weekly e-mail discounts and news for the golf course. Want to join the list? Send an email to [golf@innsbrook-resort.com](mailto:golf@innsbrook-resort.com).

### **On the Web**

You can visit us on the web at [www.innsbrook-resort.com](http://www.innsbrook-resort.com).

### ***InnSight* Property Owner Newsletter**

Innsbrook publishes and mails community newsletters seasonally to all property owners with upcoming events, news and owner info.

### **Innsbrook Wall Calendar**

This annual calendar is loaded with great Innsbrook photos and the year’s events. (636)928-3366 or (636)745-3000 ext. 180 or email [information@innsbrook-resort.com](mailto:information@innsbrook-resort.com).

### **Innsbrook Property Owner Phone Book**

We collect information every December/January for the upcoming year’s Property Owner Phone Book. If you would like to be listed, call ext. 180 or email [activities@innsbrook-resort.com](mailto:activities@innsbrook-resort.com). Books are available to those who opt to be in the book.

### **Innsbrook Assessment Letter**

This letter is mailed annually to all property owners from the Owners’ Association Trustees in December. It contains a budget breakdown for the year and a report on the state of the development. A survey is included for property owners to offer feedback on the services received and to order car stickers, key fobs and key cards.

# AMENITIES AND ACTIVITIES

## **Golf Course**

Innsbrook offers a challenging, 18-hole championship, public golf course. Call the Pro Shop at (636)928-3366 or (636)745-3000 ext. 203 for information.

## **Golf Instruction**

Group and individual lessons are available at the new Golf Learning Center from our staff of teaching professionals. Call (636)928-3366 or (636)745-3000 ext. 203 for info.

## **Driving Range and Putting Green**

Open dawn to dusk, except when closed for ball retrieval and maintenance. Practice balls available when pro shop is open.

## **Fitness Center**

Located next to the Conference Center. Features universal and free weights, sauna, hot tub and Jacuzzi. Call (636)928-3366 or (636)745-3000 ext. 600 or ext. 0 for info.

## **Tennis Courts**

Located by the stables on the west side of the development and next to the Conference Center. No charge to use the courts. Rackets/balls are available for rental (fee) from the Fitness Center. Call (636)928-3366 or (636)745-3000 ext. 600 or ext. 0.

## **Sand Volleyball**

The sand volleyball court is located next to the Conference Center. There is no charge for using the courts, which are available on a first-come, first-served basis.

## **Court Games and Others**

At the west side tennis courts located by the stables, you'll find court games such as horseshoes, basketball, and bocce ball courts. Near the tennis courts at the Conference Center you'll find a shuffleboard court, as well as an outdoor chess board.

## **Swimming**

Our designated beach areas provide great swimming areas for your family. Outdoor pool is located at the Conference Center, available for use by all property owners.

## **Fishing**

All of the lakes at Innsbrook are well-stocked. Alpine Lake is catch-and-release for bass only. Bluegill, catfish and crappie 10" or longer can be kept. On all other lakes, release bass between 12" and 16"; bass less than 12" can be kept. Fishing poles and tackle are available for purchase in our Gift Shop (ext. 0) and the Country Market (ext. 333). Call (636)928-3366 or (636)745-3000.

## **Boat Rentals**

Canoes, jonboats, paddleboats, etc. are available for rent by the hour or the day. Call (636)928-3366 or (636)745-3000 ext. 600 or ext. 0 for prices and reservations.

## **Country Market**

Located next to the firehouse, the market is open seasonally and features grocery items, toiletries and some of the most popular things you always forget to bring out to Innsbrook. For information, call (636)928-3366 or (636)745-3000 ext. 333.

## **Hanneken's Restaurant & Bar**

Hanneken's Restaurant offers a casual atmosphere. Menu includes a variety of appetizers, salads, lunch entrees, dinner entrees and desserts. Call (636)928-3366 or (636)745-3000 ext. 207 for reservations and hours.

## **Nature Trails**

Innsbrook offers a variety of nature trails for hiking, including the Meadows Trail, Aspen Spur Trail, Lake Konstanz Trail, Wynnbrook Trail, Triathlon Trail, Alpine Trail, Sonnenblick Trail and the Tyrolean Trail. Maps available at the Conference Center and Real Estate Office. *Note: As a general rule, horses are not allowed on nature trails. Designated horseback riding trails are shown on our large development map (visit the Main Gate to pick up a map). Horses and bicycles are allowed on the Tyrolean Trail.*

## **Mountain Bike Rental**

Bikes with helmets are available for hourly and daily rental. Call (636)928-3366 or (636)745-3000 ext. 600 or ext. 0.

## **Outdoor Movies**

Our outdoor movie theater plays movies throughout the summer. Call (636)928-3366 or (636)745-3000 ext. 180 for date of next movie and movie title, or visit [www.innsbrook-resort.com](http://www.innsbrook-resort.com).

## **The Library**

A lending library is located at the Farmhouse area. Open 24 hours a day. *Bring a book... take a book.*

## **Fireworks Extravaganza over Lake Aspen**

Our annual fireworks display is our marquis activity that would not be possible without the generous donations by our property owners each year. Questions or details, contact Innsbrook Activities at (636)928-3366 or (636)745-3000 ext. 180.

## **Camp Innsbrook**

Camp Innsbrook is a summer program focusing on activities and how-to crafts for kids and their families at Innsbrook. Each weekend of the summer, children of all ages can participate in a camp event. It's a fantastic opportunity to spend time with your kids doing things together! Call (636)928-3366 or (636)745-3000 ext. 180 or visit [www.innsbrook-resort.com](http://www.innsbrook-resort.com).

### **Summer Breeze Concert Series**

Summer Breeze is an outdoor concert series presenting a mixed bag of the best music St. Louis has to offer in a way the whole family will enjoy. During the summer, there is a concert every weekend. These concerts are FREE and open to the public! Call (636)928-3366 or (636)745-3000 ext. 180 for a concert schedule or visit [www.innsbrook-resort.com](http://www.innsbrook-resort.com).

### **UltraMax Triathlon**

Since 2003, Innsbrook Resort has hosted UltraMax triathlons. This swim-bike-run event attracts athletes from across the nation every summer. Many Innsbrook property owners have also participated as athletes in the event over the years. There is a “beginner” race perfect for those who want to try triathlon. This event also raises a substantial amount of money for leukemia and lymphoma research every year -- more than \$100,000 in 2009! Get involved by volunteering to man water stations and more! For more information, visit [www.ultramaxtri.com](http://www.ultramaxtri.com).

### **Cable Television**

We offer cable television services. Our channels include:

2	FOX	20	HISTORY
3	CNN	21	DISCOVERY
4	CBS	22	TCM
5	NBC	23	GOLF
6	ABC	24	HBO FAMILY
7	ESPN	25	INNSBROOK
8	TBS	26	FOX SPORTS MIDWEST
9	PBS	27	HGTV
10	USA	28	AMC
11	WB	29	WEATHER
12	TNT	30	FOX NEWS
13	HBO	31	FOOD NETWORK
14	HEADLINE NEWS	32	NATIONAL GEOGRAPHIC
15	CNBC	33	TRAVEL
16	ABC FAMILY	34	SCI FI
17	ESPN2	35	ANIMAL PLANET
18	A&E	36	HALLMARK
19	TLC		

Questions? Call (636)928-3366 or (636)745-3000 ext. 175.

# ACCESSIBLE SERVICES

## HOSPITALS

Lake St. Louis	St. Joseph's Hospital West	(636)625-5200
Wentzville	St. Joseph Health Center	(636)327-1000
Washington	St. John's Mercy Hospital	(636)239-8000
St. Peters	Barnes-Jewish St. Peters Hospital	(636)916-9000
St. Charles	St. Joseph's Medical Center	(636)947-5000
O'Fallon	Progress West	(636)344-1000

## GROCERY STORES

Wright City	Economy Supermarket	(636)745-3400
Wentzville	Schnucks	(636)332-8468
	Dierbergs	(636)887-3306
	Walmart Supercenter	(636)327-5155
Warrenton	Kroger	(636)456-2324
	Mosers	(636)456-9988
	Walmart Supercenter	(636)456-4600

## THEATERS

Warrenton	Belle Starr Playhouse	(636)456-7937
Warrenton	B&B Theatres	(636)456-9032
Wing Haven	Great Escape Theater	(636)300-9900
Dardenne Prairie	Towne Square 12 Cine	(636)625-1209

## PHARMACIES

Wentzville	WalMart	(636) 327-5334
	Walgreens (open 24-hours)	(636)332-6217
	Dierbergs	(636)887-3317
	Schnucks	(636)332-8640
Warrenton	WalMart	(636)456-4243
	Medicine Shoppe	(636)456-5570
	Walgreens	(636) 377-2172
	Stewart's Drug	(636)456-3419

## VETERINARY

Wright City	Wright City Veterinary Clinic	(636)745-3377
Warrenton	Warrenton Veterinary Clinic	(636)456-4146

*\*Both of these veterinarians have 24-hour emergency call numbers listed on their voicemails.*

# WATER SYSTEM IN WARM WEATHER

**For Chalet Owners • Warm weather preparation (May 1 to October 1)**

When leaving chalet, always:

1. Turn off circuit breaker to hot water heater.
2. Then turn off main water valve at base of chalet on the outside.

When returning to chalet, always:

1. Turn on main water valve at base of chalet on the outside.
2. Open a hot water faucet until there is flow, allowing any air to escape from heater, then close.
3. Turn on circuit breaker to hot water heater.

# TURNING OFF WATER SYSTEM IN COLD WEATHER

**For Chalet Owners • Cold weather preparation (October 1 to May 1)**

**IMPORTANT:** Read directions fully before proceeding.

1. Turn off breaker to hot water heater.
2. Close main water valve inside chalet.
3. Turn outside water supply rod to OFF position. Open hose bib faucet. If garden hose is attached, remove completely.
4. Open all low-line drains. Including but not limited to: shower (behind refrigerator), bottom of water heater, behind toilet, floor near breaker box. Location of valves will vary with building design.
5. Open all faucets. Hot and cold in shower, bathroom vanity, kitchen sink, outside hose bib.
6. Pull out sprayer hose in kitchen sink to its fullest. Blow out trapped water, lay hose in sink. Some spray heads must be removed and water shaken out of head and hose. Note: Each chalet may vary as to location of faucet drains and supply lines. ALL faucets should be in an open position to allow air into lines to force water out.
7. Flush toilet. Scoop water out of bowl with a cup (past the supply opening near the bottom of the bowl).
8. Antifreeze. Pour directly into toilet (3 cups), toilet tank (3 cups), shower trap (2 cups), bathroom vanity (2 cups), kitchen sink (either side, 2 cups). If R.V. antifreeze is used, we suggest doubling the given amounts.
9. Go back and reopen main water valve inside chalet. This allows water to escape that is trapped between inside main valve and outside water valve.

10. Refrigerator. If you leave refrigerator empty, turn off and prop open both doors to prevent mildew. Please refer to owner's manual.
11. Ice makers. Copper/plastic lines must be disconnected at both ends. Blow water out of lines, disconnect, drain solenoid valve on refrigerator. Refer to owner's manual.
12. Take home canned and bottled items containing liquid that may freeze.
13. When weather is cold enough (34°F-36°F), check heat tape under chalet for proper functioning. The surest method is to feel if tape itself is warm. Please note: If system is fully winterized and not used during winter months, heat tape is not needed.

When you return to your chalet after it has been winterized, follow the same steps in reverse (#5, #4, #3), closing faucets and drains. When filling hot water heater, open vanity hot water faucet to allow air in line to escape. Turn on hot water heater breaker AFTER water pours freely out of faucet, indicating tank is full. If faucet or valve is too tight to open/close, moisture has frozen inside the valve. Wait a short time for heat in chalet to thaw this minimal freeze-up before attempting to open/close valve.

*\*If you have a dishwasher/clothes washer, call for instructions to winterize (636)928-3366 or (636)745-3000 ext. 150. Note: Dishwashers and clothes washers are not permitted on properties that utilize a septic system.*

# SERVICES AND REMODELING

For the convenience of our Property Owners, Innsbrook has a Services Department for general maintenance work, home remodeling and major additions. If you have any questions, contact us at (636)928-3366 or (636)745-3000.

**Administrative Service Coordinator** ext. 150

**Remodeling/Additions** ext. 194

## Hours of Service

Monday-Thursday 7 a.m. to 3:30 p.m.

Friday 7 a.m. to 4 p.m.

Saturday\* 8 a.m. to 3:30 p.m.

Sundays on call\* 8 a.m. to 12 p.m.

*\*Work done on Saturday/Sunday will be charged overtime rate.*

## Sampling of Services Offered

Floor covering replacement	General maintenance	HVAC
Tree/brush removal	Painting/staining	Electrical
Window washing	Firewood delivery	Plumbing
Carpentry	Roof repair	Flue cleaning
Roof replacement	Winterizing	Appliance repair
Driveway/gravel	Firewood cutting	
Antenna installation		

# MAINTENANCE TIPS

1. ANNUALLY... To maintain high operating efficiency and prolong the life of your air-conditioner compressor, the condenser coils should be cleaned every year. To clean the condenser coils, turn off the circuit breaker, remove the housing from the unit, and carefully hose out the coils. Be sure to keep all water away from the blower motor and electrical components.
2. EVERY OTHER YEAR... The wood decks require periodic maintenance to maximize the life of the wood. We suggest these decks be given a coat of wood preservative stain every two years.
3. ANNUALLY... Some of the chalets (those built before 1977) are equipped with aluminum wiring. We suggest that all terminals in the panel box and receptacle be checked for unusual oxidation and/or loose connections.
4. ANNUALLY... The interior of the fireplace flue chimney should be checked for unusual buildup (1/4 inch or more) of creosote deposits. Under certain circumstances, this creosote can catch fire, producing an unusually hot fire that could spew out, blowing particles of debris. This in turn could catch fire to roofs and/or surrounding decks and trees.
5. ANNUALLY... Remove leaves from around and under buildings and decks in the late fall. Termites need a path from soil to wood to get to your building. Leaves around stair posts and deck posts provide a possible route for them to take.
6. EVERY OTHER MONTH... Replace furnace filters.
7. SEMIANNUALLY... Check batteries in smoke detectors.
8. EVERY OTHER YEAR... Check the caulking around windows. With age caulk will shrink allowing insects, air and moisture into the building.
9. NEED ASSISTANCE... Please contact Innsbrook Services at (636)928-3366 or (636)745-3000 ext. 150.

# TRASH AND RECYCLING SERVICE

Innsbrook offers trash/recycling depots for property owners' use:

- Just south of the Main Gate on Aspen Way Drive
- Just north of the Farmhouse off Innsbrook Drive
- At the Konstanz Gate Entrance off South Konstanz Drive
- At the Linden Gate Entrance off Linden Crossing

Please **DO NOT** use the trash or recycle bins at Hanneken's Restaurant or at the Conference Center; these are for commercial use only.

## **Trash Compactor**

A trash compactor for household trash only is located at the trash depot just south of the Main Gate on Aspen Way Drive. To use the compactor, open the side door, place your trash in, and close the door. The compactor turns on automatically when trash reaches a certain point. **DO NOT** open the door when the green light is flashing and siren is sounding. This indicates that the compactor is in operation. **NEVER** go inside the dumpster.

## **Prohibited Items**

The following items are PROHIBITED in all Innsbrook dumpsters:

- Iron or steel
- Car parts or tires
- Construction debris, such as lumber, drywall, fixtures, etc.
- Appliances or bulky trash items such as furniture, mattresses, etc.
- Oil, paint or chemicals requiring special disposal
- Car batteries

*Note: There is a \$250 fine for throwing these items in the trash dumpsters.*

## **Recycling Program**

Red recycling dumpsters are located at all of our trash depots. You can recycle:

- All cans (aluminum/steel/tin)
- Paper milk and juice cartons
- Green, clear and brown glass bottles
- All paper that tears (newspapers, magazines, junk mail, office paper)
- Cardboard and paper boxes such as cereal and tissue boxes
- Plastic containers, such as butter dishes, yogurt cups, etc.

*Note: No plastic grocery bags, plastic trash bags, window glass, dinnerware, ceramics, or #6 plastics (styrofoam). Remove paperclips/staples from paper. All cans and bottles should be washed, with labels removed. Recyclables can be comingled; there's no need to separate items. There is a \$250 fine for trash/garbage thrown in the recycling bins.*

Questions? Call (636)928-3366 or (636)745-3000 ext. 163.

# INNSBROOK GOLDEN RULES

The primary rule at Innsbrook is the Golden Rule.

“Treat others how you would want to be treated.”

But sometimes it helps to explain in a little more detail.

## **Peace and Quiet**

- No loud noises such as power tools, chain saws, weed eaters, power mowers, leaf blowers, etc. on Sundays, and everyday before 7 a.m. or after 5 p.m.
- Personal fireworks and firearms are prohibited.
- All parties are restricted to the host's lot (not on common areas, such as beaches).
- Please do not host company picnics or other large gatherings on private property that would disturb the peace and quiet of your neighbors.

## **Natural Beauty**

- “For Sale” signs and/or handmade signs made for directing traffic are prohibited
- Trash should be kept in dumpsters and IN compactors, not on dumpster lids or BESIDE the bins because animals get into it and make a mess.
- Large trash should not be placed in dumpsters. Large items include things such as construction debris, lumber, appliances, furniture, etc. Innsbrook provides “Bulky Trash Weekends” in the spring and fall when we accept your bulky trash items. Call (636)928-3366 or (636)745-3000 ext. 163. If you see anyone disposing of large items or construction debris in our trash containers, please call Security at (636)928-3366 or (636)745-3000 ext. 400
- For large items to be removed, contact Christian Disposal at 866-522-3781.
- Lawn ornaments should be used sparingly.

## **Lakes and Boats**

- Only boats propelled by sail, oar, paddle or electric trolling motor are permitted.
- Maximum capacity shall not exceed 220 lbs. thrust or 10 horsepower.
- Electric boats shall produce no wake.
- All boats must be registered with Innsbrook and must have an Innsbrook boat sticker. Call (636)928-3366 ext. 180 or download a boat sticker form at <http://www.innsbrook-resort.com/news.shtml>.
- Pontoon boats can be no larger than 16' length and 8' width.
- Mono-hulled watercraft are limited to 20' length and 8' width.
- Guest boats are not allowed.
- Boats must be removed from all common areas during winter months (November 30 to April 1).
- Construction of docks/slips must be approved by the Architectural Review Board. Call Rick Schmitt at (636)928-3366 or (636)745-3000 ext. 163.

## **Beach Rules**

- Pop-up tents should be 20' from the water to leave space for sunbathers. Please do not use a tent to reserve a beach spot, and take tents down at the end of the day.
- No boats or fishing allowed in the swimming area, including between the beach and floating dock and not tied to the dock. All of these are dangerous to swimmers.
- Those who are not toilet-trained must wear swim diapers.
- Children in flotation devices should be supervised by an adult.
- Beach-goers ages 15 and under should be accompanied by an adult.
- No littering. As to cigarette butts, no one wants to sunbathe in an ashtray.
- Pets are not permitted in the beach area.
- Music should be for your listening pleasure only.
- No large group — no one wants to sit next to an office party on the beach.
- No campfires. Hibachi grills work great, but watch your ashes.
- Boats in the common areas are not common property. Respect the boats' owners and do not use private boats.

## **Guests**

- Only invite guests to your Innsbrook property that you would invite to your home in town.
- Inviting friends to come out and fish when you are not at the development is prohibited.
- Owners are responsible for their guests (mis)behavior.

## **Construction and Remodeling**

- Chalet construction/remodeling: Written approval is needed before any alterations, modifications, replications or changes to the exterior of an existing chalet, or chalet lot, are commenced, including but not limited to: painting, staining, roofing, exterior remodeling or additions. The owner is responsible for contacting Rick Schmitt, Innsbrook Building Commissioner, at (636)928-3366 or (636)745-3000 ext. 163 or rick.schmitt@innsbrook-resort.com to coordinate what is needed for the review, approvals and issuance of a building permit prior to the commencement of work.
- New home construction: All new homes to be constructed at Innsbrook must have plans and specifications reviewed and approved by the Architectural Review Board (fee of \$150 to Innsbrook Owners' Association). An inspection after completion is necessary to receive an occupancy permit. Should construction fail to meet guidelines specified in the building permit, no permit will be issued.
- Both home and chalet guidelines can be found at <http://www.innsbrook-resort.com/news.shtml>. You can also download permit applications at this site. Questions? Contact Rick Schmitt at (636)928-3366 or (636)745-3000 ext. 163.

**Vehicles**

- Golf carts and UTVs (i.e. gators and mules) are permitted on our roadways only. Four-wheel, all-terrain vehicles (ATVs) and unlicensed motorcycles are not allowed on or off roadways on Innsbrook common ground.
- Permitted vehicles are only to be operated by licensed drivers. Children under the age of 16 found to be operating a golf cart/UTV will be escorted back to their Innsbrook property. Questions? Call (636)928-3366 or (636)745-3000 ext. 402.
- All vehicles must have good mufflers, be insured and have headlights and reflectors if they are to be driven at night.

**Miscellaneous**

- Dogs must be kept on a leash at all times at Innsbrook.
- Register all guests' names with Security at the Main Gate. Registration forms can be downloaded at <http://www.innsbrook-resort.com/news.shtml> or call (636)928-3366 or (636)745-3000 ext. 400.
- Pets are limited to two per dwelling.
- Blue vinyl protective tarpaulins are prohibited.

# HISTORY OF INNSBROOK

In 1964, Innsbrook founder Ed Boyce began building A-frame vacation homes south of Warrenton, Missouri. About 520 acres were developed into 150 rustic A-frames on three-acre tracts of land. Three lakes were built, and the development was called Aspenhof.

Boyce was joined in 1969 by Warren Wobbe, who assisted in the completion of the Aspenhof development. In 1971, they began a project that would grow to be almost three times the size of Aspenhof. The development, which became Innsbrook, included 434 A-frames, 21 lakes, six tennis courts and 40 miles of road on 1,600 acres. The development was completed in 1981 with the help of Les Buechele, who joined Ed and Warren in 1972.

In the '70s the company had been purchasing land on Highway F across from the Innsbrook development. In 1980 Innsbrook Estates was opened, a sister development to Innsbrook and Aspenhof. The east side of the development (formerly referred to as the Estates) offers A-frame chalets for second homes; one-, two- and three-bedroom condominiums; one-acre tracts for permanent homes; and a conference center.

The 150-acre Lake Aspen provides a focal point for the east side of the development, while more than 100 other lakes dot the development. There are also lighted tennis courts, a swimming pool, nature and horse-riding trails, fitness center and 18-hole championship golf course.

In 1997, the two sides of the development were merged into one Owners' Association. The familiar terms of the "Estates side" and "Innsbrook side" no longer exist. After much planning, discussion and petition-gathering, Innsbrook incorporated into a village on July 21, 1998. And today, we are Innsbrook, Missouri, and rightly proud of it. You can find out more about the village at <http://www.villageofinnsbrook.org>.

Currently Innsbrook has more than 100 lakes, encompasses more than 7,400 acres and more than 125 miles of trails and road (paved and unpaved). Innsbrook's 236-acre Alpine Lake is our biggest lake to date.

We have more than 1,600 Innsbrook properties. Currently there are approximately 150 people employed at Innsbrook. Job titles include turf management specialist, executive chef, fish biologist, horticulturist and many, many more.

# AUDUBON PROGRAM

In 1997, the Innsbrook Resort Community and the Innsbrook Golf Course enrolled in a program through Audubon International to work toward becoming a certified Audubon Sanctuary. The Audubon Cooperative Sanctuary System (ACSS) was founded on the belief that if everyone works toward conservation and habitat enhancement on private properties, in schools, at businesses and in recreational areas, it will be possible to create a national and international system of wildlife habitat and environmental conservation. The sanctuary program is a set of guidelines that helps Innsbrook grow in harmony with our environment.

In August 1999, Innsbrook Resort became the first business of its kind in the continental United States to be certified as a cooperative sanctuary by Audubon International. At the time, there was one other resort in Hawaii. Joellen Zeh, Staff Ecologist for the Audubon Cooperative Sanctuary System, presented the certification at a ceremony on September 28, 1999, at the Innsbrook Conference Center. In 2000, the Innsbrook Resort Golf Course received Audubon Sanctuary golf course certification. In late August 1999, Innsbrook was also recognized by Missouri Governor Mel Carnahan who traveled to the resort community to present a proclamation during the “Associate Appreciation Afternoon” congratulating the community on its environmental accomplishment.

To become an Audubon Sanctuary, the Innsbrook community had to first be certified in five different areas including: Environmental Planning, Wildlife Habitat Management, Resource Conservation, Waste Management, and Outreach and Education. Upon demonstrating a high degree of environmental quality in each of these areas, Innsbrook was certified as a sanctuary.

Since then, the resort and the golf course have both attained recertification and still retain their status as certified Audubon sanctuaries.

## **INNSBROOK INSTITUTE**

The Innsbrook Institute Music School and Festival began in 2001. Each year approximately 50 students from across the nation enjoy an intensive camp that exposes the young music students to the highest levels of classical music instruction and performance.

The students at the Innsbrook Institute receive private lessons, chamber music coaching, master classes and performance opportunities. Students also enjoy performances by Institute faculty and guest artists. While they are at Innsbrook, the students stay with volunteer host families.

In addition to the academy, this 10-day festival includes a wonderful concert series. Festival Artistic Director David Halen arranges a series of unforgettable concerts featuring artists known for virtuosic and exhilarating stage performances, including artists like violinists Chee-Yun and Gilles Apap, pianist Grace Fong, the Biava Quartet, and many more.

Visit [www.innsbrookinstitute.org](http://www.innsbrookinstitute.org) for more festival information or to purchase tickets. Or call (636)928-3366 or (636)745-3000 ext. 218.

## **VILLAGE OF INNSBROOK**

On July 28, 1998, the Village of Innsbrook was officially incorporated to protect the area in which we live, work, and play. The first two years of the village were dedicated to setting up ordinances that allow the village to be a municipality. The next three and a half years were dedicated to focus groups and the development of a comprehensive plan. These focus groups included more than 500 village residents as well as focus groups for property owners of recreational property within the village.

We have finalized and implemented a comprehensive plan. For the past three years the Village Planning and Zoning Commission have been writing a zoning order tailored to the comprehensive plan with the input from village residents.

To find out more about the Village of Innsbrook, visit [www.villageofinnsbrook.org](http://www.villageofinnsbrook.org) or call (636)745-8844.