



Innsbrook

Property Owner Guide

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The Innsbrook Way

*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

Charlie Boyce

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charlie.boyce@innsbrook-resort.com

Warren (Chip) Wobbe

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Important Innsbrook Contact Info

General Community Information	636.928.3366 x0
<i>information@innsbrook-resort.com</i>	
Accounting / DNI Properties (HOA)	Billing 314.576.0700 x 404
.....	Condo Repair Line 314.576.0700 x 205
Accounting / Innsbrook Corporation	636.928.3366 x9221
<i>terry.dessain@innsbrook-resort.com</i>	
Activities & Events	636.928.3366 x9213
<i>activities@innsbrook-resort.com</i>	
Aspen Center / Meetings	636.928.3366 x9803
<i>aspen.events@innsbrook-resort.com</i>	
Charrette Creek Commons	636.928.3666 x9180
<i>information@innsbrook-resort.com</i>	
Clubhouse Bar & Grille	636.928.3366 x9207
<i>clubhouse.director@innsbrook-resort.com</i>	
Construction Permitting	636.928.3366 x9815
<i>kristen.korte@innsbrook-resort.com</i>	
Custom Homes	636.928.3366 x9166
<i>customhomes@innsbrook-resort.com</i>	
Golf Course / Tee Times, Pro Shop, Lessons	636.928.3366 x9203
<i>golf@innsbrook-resort.com</i>	
Golf Conditions	636.928.3366 x9500
<i>golf@innsbrook-resort.com</i>	
Golf Cart Repair & Maintenance	636.928.3366 x9888
<i>golf@innsbrook-resort.com</i>	
Landscape Services	636.928.3366 x9177
<i>landscaping@innsbrook-resort.com</i>	
Market Cafe & Creamery	636.928.3366 x9333
<i>information@innsbrook-resort.com</i>	
Marketing, Newsletter & Website	636.928.3366 x9214
<i>marketing@innsbrook-resort.com</i>	
Real Estate	636.928.3366 x9199
<i>property@innsbrook-resort.com</i>	
Remodeling	636.928.3366 x9172
<i>remodeling@innsbrook-resort.com</i>	

Rental Permitting	636.928.3366 x9199
<i>property@innsbrook-resort.com</i>	
Security / Director of Security	636.928.3366 x9404
<i>security@innsbrook-resort.com</i>	
Security / Main Gate	636.928.3366 x9400
<i>maingate@innsbrook-resort.com</i>	
Security / West Gate	636.928.3366 x9401
<i>westgate@innsbrook-resort.com</i>	
Services / Home Repairs	636.928.3366 x9150
<i>services@innsbrook-resort.com</i>	
Stables	636.928.3366 x9300
<i>stables@innsbrook-resort.com</i>	
Summerhaus	636.928.3366 x9185
<i>information@innsbrook-resort.com</i>	
Village of Innsbrook, City Hall	636.745.8844
<i>innsbrookcity@centurytel.net</i>	
Weddings	636.928.3366 x9884
<i>weddings@innsbrook-resort.com</i>	
For Sewer, Water & Cable Emergencies	Call Innsbrook Security at x9400.
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-Emergency636.456.8935
Cuivre River Electric.	1.800.392.3709
CenturyLink	1.833-591-0933
Wright City Post Office	636.745.3513

Innsbrook's 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. Quiet hours are in effect every weekday before 7 a.m. or after 5:30 p.m.
- Personal fireworks and firearms are prohibited.
- All parties are restricted to the host's property (no parties allowed on common areas, including 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 compactors, not ON dumpster lids or beside the bins (because animals will 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 "Big Trash Weekends" in the spring and fall when we accept your bulky trash items. Call 636.928.3366 x9193. If you see anyone disposing of large items or construction debris in our trash containers, please call Security at 636.928.3366 x9400.
- For large items needing 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.
- Pontoon boats can be no larger than 16' length and 8' width.
- Mono-hulled watercraft are limited to 20' length and 8' width.
- All boats must be registered with Innsbrook and must have an Innsbrook recreation sticker. Stop by the Charrette Creek Commons to purchase a sticker for \$5. They do not expire as long as the number is still legible. Call 636.928.3366 x9180 or download a boat sticker form at www.innsbrook-resort.com/property-owners/forms.
- Guest boats are not allowed.

- Boats must be removed from all common areas during winter months (November 30 to April 1).
- The lakes, beaches, and parking areas are common ground and rafts/floats should not be left out. Overnight parking is not allowed for boats, trailers or rafts.
- Construction of docks/slips must be approved/permitted by the Architectural Review Board. Call 636.928.3366 x9815 for permit application.

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 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 floatation 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 groups - no one wants to sit next to an office party on the beach.
- No campfires.
- Boats in the common areas are not common property. Respect the boats' owners and do not use private boats.

Guests

- All guests must be registered with our Security Department via the Property Owner Portal prior to their arrival. All guests must enter Innsbrook through the Main Gate or the West Gate during staffed hours. Find a link to the portal at www.innsbrook-resort.com/property-owners/guest-registration. If it is your first visit, you will need to complete a one-time registration to gain access. You can also register guests through the Innsbrook mobile app.
- 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.
- Property owners are responsible for their guests (mis)behavior.
- Property owners who use their homes as rental properties must register for a permit through Innsbrook. The cost is \$275 per year. Call ext. 9199 for info.
- Guests cannot register for pool reservations, only owners may do that, so if a renter wants to use the pool, the property owner will need to make reservations for their party

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 property owner is responsible for getting and turning in the required building permit, which can be downloaded at www.innsbrook-resort.com/property-owners/forms. Call 636.928.3366 x9815 with questions.

- 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 www.innsbrook-resort.com/property-owners/forms. You can also download permit applications at this site. Questions? Contact Innsbrook Permitting at 636.928.3366 ext 9815.

Vehicles

- All property owner vehicles are required to have car stickers. These stickers are for owners and immediate family only. They are not intended for friends or vendors or employees. These stickers never expire and will only be deactivated if you sell your Innsbrook property or they are misused. They do not expire as long as the number is still legible. Call 636.928.3366 x 9180 or download a sticker form at www.innsbrook-resort.com/property-owners/forms.
- Car stickers can be purchased for \$15 each, with recreational vehicle stickers at \$5. Stop by our office at the Charrette Creek Commons or fill out this form. Send the form to 596 Aspen Way Drive, Innsbrook, MO, 63390 or email it to information@innsbrook-resort.com. In the office we accept cash, card, or checks. If \$20 or more, you can charge it to your lot.
- Questions? Call 636.928.3366 x9180.
- 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. Recreation stickers must be purchased for each vehicle that will be in operation
- 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.
- All vehicles must have good mufflers, be insured and have headlights and reflectors if they are to be driven at night.

Pets at Innsbrook

- Dogs must be kept on a leash at all times at Innsbrook.
- Pets are limited to two per dwelling.
- Missing or found dogs can be reported to Innsbrook Security, email security@innsbrook-resort.com or call ex. 9400.

Miscellaneous

- Blue vinyl protective tarpaulins are prohibited. The Innsbrook Owners Association has neighbor-friendly brown or camouflage tarps for sale. Call 636.928.3366 x9180 for more information.
- Many insurance companies require proof that your Innsbrook property is being monitored by an alarm. If you need confirmation for your insurance company, please submit your request to security@innsbrook-resort.com or call 636.928.3366 x9404. Please include the following information in your communication: Name, Innsbrook lot number (address), home mailing address and email address.
- Camping is only permitted on a property owner's own lot or 72 hours maximum. RVs are prohibited.

Communications

On the Web

You can visit us on the internet at www.innsbrook-resort.com to learn more about what is going at Innsbrook. See the special Property Owners section in the upper menu for news, answers to common questions and forms.

Social Media

You can find us on Facebook (@innsbrookresort), Twitter (@innsbrookresort), YouTube, Pinterest, Instagram (@innsbrookresort), LinkedIn and TikTok (@discoverinnsbrook). Visit our website at www.innsbrook-resort.com for links.

IBK Explorer Newsletter

The *IBK Explorer* newsletter is published every Thursday (every other Thursday November-March) and distributed at the Main Gate, as well as the unmanned mechanical gates. Copies are also available at the Pro Shop, Aspen Center, Commons, Clubhouse, and Real Estate office. The newsletter includes upcoming events, restaurant and golf news, classified ads and important Innsbrook news and reminders. Call 636.928.3366 x9180 for information or to place a classified ad in the newsletter. To receive the newsletter via email, send a request to news@innsbrook-resort.com or sign up online.

InnSight Property Owner Magazine

Innsbrook publishes and mails an annual community magazine to all property owners in May with the upcoming season's events, news and owner information. Call 636.928.3366 x9180 to request a copy.

Innsbrook Wall Calendar

This annual calendar is loaded with great Innsbrook photos and the current year's events and is mailed to property owners in December of each year. Extra calendars are available for purchase. If you did not receive a calendar this year and would like one, call 636.928.3366 x9180 or email information@innsbrook-resort.com.

Innsbrook Annual Assessment Letter & Town Hall Meeting

This end-of-year letter is mailed each December to all property owners along with the annual assessment invoice. It contains a budget breakdown for the Innsbrook Owners Association for the year and a report on the state of the development. Our annual town hall meeting is hosted by DNI Properties via Zoom webinar each year and is available for watchback after the meeting has concluded. Questions may be submitted prior to the meeting to DNI or to Innsbrook's Community Manager.

Email Distribution Lists

To join the lists for dining events, golf, *IBK Explorer*, real estate, weddings/events, and more, go to www.innsbrook-resort.com and click on the Sign Up link.

Phone Directories

Each winter, Innsbrook compiles a phone directories for property owners to use to contact their neighbors. Any owner may now pick up a copy of the directory at the Charrette Creek Commons office. Information is not rolled over from year to year and people must sign up to be in the book. To be included in the directory, watch for announcements via email and in the *IBK Explorer* starting in November each year. The directory is published annually in late February. Call 636.928.3366 x9180 or email information@innsbrook-resort.com for more information.

Recreation & Amenities

Beaches

Our designated common beach areas on our beautiful lakes provide great swimming areas for your family. Keep in mind that some lakes and surrounding beaches are private, so look on the property map for designated common beach areas or call 636.928.3366 x9180 for more information.

Camp Innsbrook

Camp Innsbrook is a summer program that focuses on activities and how-to crafts for kids and their families at Innsbrook. On summer weekends, children of all ages can participate in camp events. Call 636.928.3366 x9213 for more information or visit www.innsbrook-resort.com/community/kids.

Charrette Creek Commons

Charrette Creek Commons is home to a large swimming pool, pickleball court, fitness center, children's playground, laundry facilities, meeting space, the Summerhaus poolside grill and outdoor amphitheater. Call 636.928.3366 x9180 for more information. Limited equipment reservations are available.

Clubhouse Bar & Grille

The Clubhouse Bar & Grille is a public restaurant located at Innsbrook's golf course

at the end of the 18th hole. Serving lunch, dinner and offering a cash bar, the Clubhouse is open longer during the summer season. Walk-ins are welcome, but reservations are recommended. Reservations can be made on Yelp or call ext. 9207 to reserve a table.

Community Garden

Innsbrook has a Community Garden with 10'x15' garden spaces available for lease each year. The fee is \$60 per year with an initial \$60 membership fee. Call 636.928.3366 x9180 for more information.

The Market Cafe & Creamery

One of our newest amenities, the Market Cafe & Creamery is open seasonally and features Starbucks coffee, snack items, pizza, sandwiches, grocery items, toiletries and some of the most popular things you may sometimes forget to bring to Innsbrook. Find all of your favorite Innsbrook branded merchandise here, too. For more information, call 636.928.3366 x9333.

Court Games and Others

At the Tennis and Pickleball Center, located by the stables, you'll find court games such as tennis, basketball and pickleball courts. Near the Aspen Center, you'll find a shuffleboard court, as well as a large outdoor chess board.

Equipment Rentals at Aspen Center

Property owners and guests may rent kayaks, canoes and paddleboards at the Aspen Center during the summer months through Labor Day.

Fourth of July Fireworks Extravaganza over Lake Aspen

Our annual fireworks display is our marquee activity that would not be possible without the generous donations of our property owners each year. Advertising opportunities are also available. For questions to donate, contact Innsbrook Activities at 636.928.3366 x9180.

Fishing

Lakes at Innsbrook are well-stocked. Bass less than 12" should be harvested, those 12"-18" released and over 18" daily limit of two. Bluegill over 8" have a daily limit of four. Catfish over 12" have a daily limit of six. Crappie over 10" have a daily limit of four. All green sunfish should be harvested. Paddlefish are catch-and-release only. No jugfishing, trot lines, bank poles, or spear fishing are allowed. Fishing poles and tackle are available for purchase at the Country Market in season. Call 636.928.3366 x9333 for availability.

Fitness Center

Located at Charrette Creek Commons. Features universal and free weights, treadmills, elliptical machines, and more. Call 636.928.3366 x9180 for more information. Visit bit.ly/ibk-fitness for a schedule of fitness classes.

Golf Course

Innsbrook offers a challenging 18-hole championship public golf course with brand new GPS-enabled golf carts. Call the Pro Shop at 636.928.3366 x9203 for information on tee times and men's, women's and seniors' leagues.

Hiking Trails

Innsbrook has seven unique hiking trails for both the Sunday stroller and the avid hiker. You can download the trail maps as well as the Hiking Trail Pocket Guide at www.innsbrook-resort.com/recreation/nature-trails.

Lachen Hund Dog Park

The Lachen Hund Dog Park is a 10,000-foot fenced area with a pavilion, benches, play equipment and fresh water. The park is located on Lachen Hund Dr., just east of Borrow Dr. near Lake Konstanz. Open sunrise to sunset. Call 636.928.3366 x9163 for more information.

Par Bar

Innsbrook's casual meal option is located right outside of the golf pro shop and offers a variety of on-the-go meals, soft drinks, cocktails, snacks and more while traffic and weather are good. Open Thursday-Sunday, times vary.

Races & Events

Since 2003, Innsbrook has hosted outdoor racing events including triathlons, Swim Across America, the Innsbrook Half Marathon, multiple 5K run/walks, and other outdoor active events. Check the calendar online for specific dates.

Summer Breeze Concerts

Summer Breeze is an outdoor concert series presenting a fun mix of the best music the Midwest has to offer that the whole family will enjoy. During the summer, there is a concert every weekend at the outdoor amphitheater at Charrette Creek Commons. The concerts are FREE and open to all Innsbrook property owners and their guests, and are NOT open to the public. Find the concert schedule at www.innsbrook-resort.com/community/concerts.

Utilities at Innsbrook

Innsbrook owners on the water/sewer system will either receive their water through Innsbrook Utilities or Public Water Sewer District (PWSD) #2. Residents experiencing issues with their water can contact Innsbrook Utilities at utilities@innsbrook-resort.com or call security ext. 9400 if there is a water or sewer emergency.

At times, there may be boil advisories issued when work is being performed upon water lines. Primary home owners will receive a phone call, email or text to communicate any advisories or orders.

Cable Television

Innsbrook offers cable television services. Our channels include:

2.1 FOX KTVI-HD	12.1 CNN	25.5 5-StarMAX
2.2 Antenna TV	12.2 Fox News	26.1 Comedy Central
2.3 ION Mystery	12.3 NewsMax	26.2 TV Land
2.4 DABL TV	14.1 [News Nation]	27.1 SYFY
3.1 Innsbrook Information	14.2 CNBC	28.1 TBS
3.2 Program Guide	14.3 MSNBC	29.1 WE
4.1 CBS KMOV-HD	14.4 Weather Channel	30.1 ABC KDNL-TV
4.2 Cozi TV	16.1 Bally Sports Midwest	30.2 TBD
4.3 MY TV	16.2 FS1 -Fox Sports 1	30.3 Charge!
4.4 ION Mystery	16.3 MLB - Baseball	30.4 Stadium
4.5 Circle	17.1 ESPN-HD	31.1 AMC
5.1 NBC KSDK-HD	17.2 ESPN2-HD	32.1 Paramount
5.2 GetTV	18.1 Golf-HD	33.1 FX
5.3 True Crime Network	18.2 SEC - Sports	33.2 FXX
5.4 Quest	19.1 Lifetime Movie Network	34.1 A&E
5.5 Twist	20.1 USA - HD	35.1 Lifetime
5.6 ThisTV	21.1 TNT-HD	36.1 Insp
6.1 Discovery	22.1 TCM-HD	37.1 FreeForm
7.1 National Geographic	23.1 Hallmark-HD	38.1 Nickelodeon
8.1 History	23.2 Hallmark Movies & Mysteries - HD	39.1 Cartoon Network
8.2 Travel Channel	24.1 MeTV KNLC-HD	40.1 Animal Planet
8.3 TLC	24.2 NLEC-TV	41.1 Magnolia
9.1 PBS KETC-HD	24.3 Heroes & Icon	46.1 ION-HD WRBU
9.2 PBS Kids	24.4 Movies	46.2 Bounce
9.3 PBS World	24.5 Decades	46.3 Grit
9.4 PBS Create	24.6 StartTV	46.4 Laff
10.1 HGTV	24.7 MeTV+	46.5 DefyTV
10.2 Food Network	24.8 Story	46.6 TruReal
10.3 Bravo	25.1 HBO E-HD	46.7 SCRIPPS
11.1 CW KPLR-DT	25.2 HBO2 E-HD	46.8 Home Shopping HSN
11.2 Court TV	25.3 HBO W-HD	50.1 Preview
11.3 Comet	25.4 Cinemax	
11.4 Rewind		

To sign up, call 636.928.3366 x9231.

Property Maintenance Tips

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.
- 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.
- 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.
- 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.

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.
- Check the caulking around windows. With age caulk will shrink allowing insects, air and moisture into the building.

Every Other Month

Replace HVAC filters.

Semiannually

Check batteries in smoke detectors.

Need Assistance?

IBK Services can help you maintain your property by offering a variety of services, including seasonal services. Home owners can also schedule seasonal mowing and pest control services online at: <https://www.innsbrook-resort.com/property-owners/services/> or by phone at 636.928.3366 x9150.

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. 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.
9. Refrigerator. If you leave refrigerator empty, turn off and prop open both doors to prevent mildew. Please refer to owner's manual.
10. 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.

11. Take home canned and bottled items containing liquid that may freeze.
 12. 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.
- 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 are interested in having Innsbrook Services help winterize your home, call ext. 9150 or submit an online service request. <https://www.innsbrook-resort.com/property-owners/services/>

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.

Administrative Service Coordinator	x9150
Remodeling/Additions	x9172

Hours of Service

Monday-Thursday	7 a.m. to 3:30 p.m.
Friday	7 a.m. to 4:30 p.m.
Saturday*	8 a.m. to 3 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
Furnace/AC service check	Mowing (Submit via website)	
Pest Control (Submit via website)		

Trash and Recycling Services

Innsbrook offers trash/recycling depots for property owners use:

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

DO NOT use the trash or recycle bins at the Clubhouse Bar & Grille, Charrette Creek Commons, or at the Aspen 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 Dr. 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 the 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. Each of the dumpster areas is monitored by video surveillance.

Recycling Program

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: Items should be loose and not placed in plastic trash bags. No plastic grocery bags, window glass, dinnerware, ceramics or #6 plastics (styrofoam). Remove paperclips/staples from paper. All cans, bottles and cardboard (such as pizza boxes) should be free of debris. Recyclables can be co-mingled; 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 x9163. For a more detailed list of tips, visit www.innsbrook-resort.com/pdf/Recycling_Flyer_2024_PRINT.pdf

Community Programs & Clubs

Conservation Program

Nature is the heart of Innsbrook. We're dedicated to conserving and enhancing the natural beauty that surrounds us. Without Innsbrook's lakes, streams, woods, meadows, and the plants and animals that live within them, our community wouldn't be the natural paradise it is. We take our commitment to nature seriously. Our knowledgeable and dedicated staff is always working and thinking of ways to help conserve and improve Innsbrook's natural beauty.

Innsbrook Adventure Club

The Adventure Club is comprised of Innsbrook home owners who gather together for great times in the outdoors. Each year, enjoy events such as Raft Up, progressive Oktoberfest, Poker Run, and other events to benefit area charities.

Innsbrook Historical Society

The Innsbrook Historical Society seeks to restore and preserve historic structures and adjacent properties within the Village of Innsbrook in order to educate and deepen the understanding of the legacy of the land and its inhabitants with the hope of bringing friends and neighbors together to celebrate the Innsbrook area history in a natural recreational setting. They have completed the restoration of the historic Log Cabin overlooking Tyrolean Valley near Alpine Lake and are currently restoring the Upper Charrette Creek Schoolhouse at the Log Cabin site. For more information, to find out how you can be a part of this organization, or for information on renting the Society's historic log cabin and pavilion facilities, visit www.innsbrookhistoricalsociety.org.

Community Clubs

At Innsbrook, there's more for community members to do than just enjoy the beautiful scenery (although we encourage that, too). Clubs at Innsbrook include: Village of Innsbrook Garden Club, IBK Adventure Club, Art Guild, Nature Club, Armchair Sailing Society, Monday Night Bible Study, IBK Bluebird Monitors, Innsbrook Historical Society, Green Hats Club, Patriot Packages, God Cares Ministry, Remote Control Airplanes, Innsbrook Fishing Club, Innsbrook Motor Club and more. Call 636.928.3366 x9180 to get connected.

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.

To find out more about the Village of Innsbrook, visit www.villageofinnsbrook.org or call 636.745.8844.

Vacation/Short-Term Rentals at Innsbrook

We are pleased to welcome all kinds of guests to Innsbrook, including those who are here for a weekend trip or vacation. Property owners who rent their properties short-term are now required to apply for a rental permit and renew this permit each year to be in compliance. This permit is \$275 per year. The form and agreement can be found online and must be signed and submitted to Innsbrook at the Real Estate office, or by email at property@innsbrook-resort.com.

If you are using a third-party vendor such as Air BNB or VRBO, etc. to rent your property, be sure to communicate to your renters the Innsbrook Golden Rules, and give notice of events, activities, pool reservation requests, etc to give them the best experience at Innsbrook possible.

All guests, including everyone in the renter's party must be pre-registered using the Property Owner portal for guest registrations prior to their arrival. Please give 24 hours notice for smooth arrival through security. They must enter at the Main gate or West gate during staffed hours. (Main gate is staffed 24 hours a day.)

It is important to note that only rental guests are not allowed to bring boats to Innsbrook. We do not offer golf cart or pontoon rentals, but guests may bring or rent kayaks or paddleboards at the Aspen Center from Guest Services during the summer season. Call 636-928-3366 ext. 0 to reserve one.

All boats that are located within Innsbrook are **private property**. Any craft used must have expressed authorization from the owner. Other items to note:

Loud gatherings that disturb the enjoyment of neighbors and our community will not be tolerated. No loud noises permitted on Sundays, at all. Do not host gatherings that would disturb the peace and quiet of the neighbors.

Commercial activities such as weddings and/or receptions are prohibited for rental guests.

Discharge of fireworks and firearms is prohibited, and hunting at Innsbrook is also prohibited.

Drones are not permitted at Innsbrook, except for corporate use by permission only.

Pets are welcome at Innsbrook (two per dwelling), but owners who rent may restrict a no-pet policy. Those who allow pets as guests, please share that pets are not allowed on the public beaches, and must always be on a leash.

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Dial 636.928.3366 + the extension number listed below to discuss any of the following topics.

A:

Accounting (corporate): 9222
Activities (Property Owner): 9213
Address Changes: 9180
Alarm system: 9400
Architectural Review Board/
Architectural guidelines: 9193
Aspen Center events: 0
Assessment forms: 9180

B:

Beaches: 9163
Billing (corporate): 9222
Billing (Owners Association): 9226
Boat launches: 9163
Boat removal: 9163
Boat slips: 9163
Boat stickers: 9180
Boat type/size permitted: 9163
Building permits: 9815

C:

Cable TV: 9231
Calendar of Events: 9180
Camp Innsbrook: 9213
Car Stickers: 9180
Catering: 9884
Charrette Creek Commons: 9180
Classified ads in IBK Explorer: 9216
Clubhouse Bar & Grille: 9207
Community Garden: 9180
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Construction (chalet/home/cottage):
9166
Country Market: 9333

D:

Dams: 9163
Decals: 9180
Dock repair/improvement: 9150
Dog Park: 9163
Driveways (gravel/maintenance): 9150

E:

Electric (Cuivre River): 1.800.392.3709
Electrical work: 9150
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Events (Clubhouse): 9207
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Events (Property Owner): 9213

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Firewood: 9150
Fireworks Show/Donations: 9180
Fishing: 9193

G:

General information: 9180
Golf cart repair: 9888
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Golf lessons: 9203
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H:

Hiking trails: 9180
Home repairs: 9150
Horse Camp: 9300
Horticulture: 9178

I:

IBK Explorer: 9216
Internet (CenturyLink): 1.800.201.4099

L:
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 Lost/Found Pets: 9400
 Lost & Found: 9180
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M:
 Mail: 9180
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P:
 Permits (building): 9815
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 Pest control: 9150
 Phone book (Property Owner Directory): 9180
 Phone land line (CenturyLink): 1.800.201.4099
 Photo submissions: 9180
 Plant pests/damage: 9178
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 Power outage (Cuivre River): 1.800.392.3709
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R:
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 Reservations (Clubhouse): 9207
 Remodeling: 9172
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S:
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 Security Issues: 9400 (dial 911 in the event of an emergency)
 Security monitoring documentation: 9402
 Services: 9150
 Sewer: 9231
 Snow removal: 9163
 Stables: 9300
 Stickers (car, boat, recreational vehicle): 9180
 Summer Breeze concert series: 9180

T:
 Tee times: 9203
 Telephone (CenturyLink): 1.800.201.4099
 Tennis courts: 9180
 Trash: 9163
 Trees (on common ground): 9163
 Trees (on personal property): 9150

V:
 Village of Innsbrook (City Hall): 636.745.8844

W:
 Water service: 9231
 Wildlife: 9193
 Winterizing: 9150
 Workshops: 9180

*Anything we missed? Start by dialing x9180
 and we'll get you where you need to go!*

Local Community Services

HOSPITALS

Lake St. Louis	St. Joseph's Hospital West	636.625.5200
Wentzville	St. Joseph Health Center	636.327.1000
Washington	Mercy Hospital	636.239.8000
St. Peters	Barnes-Jewish St. Peters	636.916.9000
St. Charles	St. Joseph's Medical Center	636.947.5000
O'Fallon	Progress West	636.344.1000

GROCERY STORES

Warrenton	Aldi	855.955.2534
	Mosers	636.456.9988
	Schnucks	636.456.1036
	Wal-Mart Supercenter	636.456.4600
Wright City	Hanny's Supermarket	636.745.3400
Wentzville	Schnucks	636.332.8468
	Dierbergs	636.887.3306
	Wal-Mart Supercenter	636.327.5155
	Aldi	855.955.2534

THEATERS

Warrenton	Belle Starr Playhouse	636.456.7937
Warrenton	Warrenton 8 Cinema	636.456.9032
Wentzville	B&B Theatres	636.590.7472

PHARMACIES

Wright City	Legacy Drugstore	636.791.1274
Warrenton	Legacy Drugstore	636.377.4102
	Wal-Mart	636.456.4243
	Walgreens	636.377.2172
Wentzville	CVS	636.639.1133
	Wal-Mart	636.327.5334
	Walgreens (open 24-hours)	636.332.6217
	Dierbergs (Mercy Pharm)	636.887.3317
	Schnucks	636.332.8640

VETERINARY

Winghaven	VSS West (Emergency Vet)	636.224.8999
Wright City	Wright City Veterinary Clinic	636.745.3377
Warrenton	Warrenton Veterinary Clinic	636.456.4146

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Innsbrook

596 Aspen Way Dr., Innsbrook, Missouri 63390
636.928.3366 | www.innsbrook-resort.com

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