



## Anchor Point Condominium Owners Association

### July 2011 Newsletter

#### **Waste Treatment Plant:**

Since the last newsletter 8 trees have been planted, we have written another letter to the city, toured and met with the plant operators, met with the Public Works Director, and made an appeal to the Mayor and City Council at their May 19<sup>th</sup> meeting. The mayor and council members assured us that they want to be good neighbors to Anchor Point and the surrounding businesses. Our concerns remain; year around odor control, noise control, and hiding the view. The tour of the WTP showed that there is a lot of monitoring going on within the facility, but all monitoring is of the waste water being cleaned and water leaving the plant. No monitoring of noise or odor exists inside or outside the facility. We would like to see odor (H<sub>2</sub>S) monitors and sound monitors outside the facility so that we have tangible evidence of the situation on an ongoing basis. Although the previous planted Green Giant Arborvitae evergreen have shown good growth, it will take many years before they are tall enough to make a difference. The letters and the council presentation are available upon request from Ann. Please continue to report any adverse conditions related to the Waste Treatment Plant to the front desk.

#### **New Paint & Grills:**

When you are at the lake you may notice that all of the Anchor Point fences have been painted. Both the pool and parking lot fences have been refurbished and painted. Additionally, three of the seven bar-b-que grills in the Anchor Point area have been replaced. Try out the new grills near units 430, 442, and 502.

#### **Late Fee Policy Postponed:**

In the last newsletter we announced the implementation of a Late Fee Policy. The implementation of this policy will be postponed until January 2012 with the First Quarter Maintenance Invoice. The Board of Managers will be asking the membership to approve a necessary change in the by-laws prior to implementation. The change will reflect the standard billing procedures which have been used for the last 15 years. This change will designate quarterly billing cycles rather than monthly cycles. The change we are requesting will simply make the current procedures match the by-laws and have no impact on the billing cycles currently in place. After the by-law change, we feel that the Late Fee Policy as presented in the last newsletter may be fairly implemented.

## June 2011 Newsletter (Continued; Page 2)

### **Carpet Cleaning News: (From Kimberling Inn Rental Management Group)**

For owners in the Rental Program who are accustomed to having their carpets cleaned annually, there is a new procedure this year. Kimberling Inn is no longer scheduling and billing for the annual cleaning service. Each owner is now responsible for contacting and scheduling a carpet cleaning service. If you are not familiar with carpet cleaning services, you may find a Certified Cleaning Service at [iicrc.com](http://iicrc.com). Steve can assist you with the scheduling and access.

### **Board of Managers Election**

According to the APCOA by-laws, there are three members serving on the APCOA Board of Managers and one manager is elected each year for a 3 year term. This year the Manager position currently held by Ed Bistline is expiring. Any eligible owner may submit a Candidate Application. Each Candidate Application will be copied and distributed to the membership and each owner is allowed one vote for each unit owned. The election schedule is:

- Board of Manager Candidate Applications may be requested from Ann George at any time. Ann will mail or e-mail you an application form.
- Applications must be submitted by candidates by September 1, 2011.
- Each candidate application, a ballot, and a return envelope will be mailed to each owner for each unit with the Quarter 4, October 1<sup>st</sup> Maintenance Invoice.
- Ballots must be received by mail or in person to Ann by 4:00pm on November 5, 2011.
- Election results will be announced at the Annual Meeting on November 5<sup>th</sup> at 7:00pm.
- The elected candidate will assume the office at the Annual APCOA Meeting.

### **Another Survey Coming Soon:**

Be on the watch for another APCOA Survey. Again we are looking for your feedback on a number of issues. If you have an e-mail address, please be sure it is on file with Ann. Again, the survey will be on-line for those with e-mail accounts and mailed to all other owners.

### **High Water Woes:**

The high water has caused problems in both reservations and in keeping the boat docks open. You may have heard that Table Rock Lake hit its highest mark at 935'. The Corps of Engineers have cancelled Regattas (Fishing Tournaments) at times during this high water period. This of course has reduced the number of guest bookings at the inn and Anchor Point. Steve and his crew have worked hard to keep the Boat Ramp, Dock C, and the Ahoy's boat dock open during the high water. However, docks A & B have been closed due to the ramps to the docks being underwater. Hopefully, by time this newsletter gets to you the lake will be down, all docks will be open, and the lake will be back to its beautiful self.

## June 2011 Newsletter (Continued; Page 3)

### Annual Anchor Point Membership Meeting: (Second Notice)

**The Annual Membership meeting is scheduled for:  
Saturday; November 5<sup>th</sup> at 7:00pm. In the Kimberling Inn Harbor Room**

Hope to see you there !!!

Can't attend, complete the APCOA Proxy Form enclosed and  
Get Represented !!!

### Proxy Form Enclosed:

Enclosed with this newsletter is the APCOA Proxy Form with submission instructions. We encourage you to be at the meeting and be involved. If you cannot attend, please complete the Proxy Form. It would be great to have the first APCOA Annual Meeting with a quorum of members. Remember, you may delegate anyone who is willing to attend the meeting or any of the Board Managers to represent you.

### Your Suggestions Please:

We would welcome your ideas, suggestions, and comments about what you would like to see in the Quarterly Newsletter. So if there is a topic you would like to hear about, information you would like to know, something to contribute, or direct a comment to your Board of Managers, please contact Ann George.

### Contact Information:

All correspondence to the Board of Managers or any APCOA business should be directed to:

Ann George, APCOA Secretary  
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### Board of Mangers:

Ray Loehr President  
Ed Bistline Vice-President  
Donald Gish Treasure