



April 2016 Newsletter

Lakeside Pool Opening:

The scheduled Lakeside Pool opening is Friday; May 13, 2016. As you may know, there are a number of repairs that we are following up on prior to the opening. These tasks are being scheduled so that they can be completed and still allow us to be ready by May 13th. Some of the tasks are weather dependent which may impact the schedule.

The pool will be open from 10:00am until 10:00pm.

Quiet Time:

The owners gave the Board specific permission to work with the city of Kimberling City to enforce the new Kimberling City quiet time law.

From 10 p.m. to 7 a.m. is quiet time. Loud parties or disturbances during quiet time will result in action by the Kimberling City police. Additionally, the Board will pursue legal action against owners who permit loud parties during quiet time or aggressive behavior at any time.

Discussions With KI/TRR:

Discussions continue with KI/TRR regarding water cost and road maintenance. We foresee a positive outcome to these discussions and are working with our attorney to bring this all together.

The boat dock, boat ramp, tennis court, exercise room, miniature golf, etc. are for the exclusive use of KI/TRR customers. Anchor's Point owners and guests do not have the right to use these facilities; likewise, KI/TRR customers do not have the right to use the Anchor's Point lakeside pool.

If you have a boat, please launch it and keep it and the trailer at Port of Kimberling or some other facility. The boat dock near our condos is licensed by the Corps of Engineers to KI/TRR as a "resort dock and ramp" and KI/TRR is not permitted to allow us to use it. Please respect this legal situation.

Trailer Parking:

At the owners' meeting in November, the owners gave the Board specific permission to create and enforce a trailer parking policy. The policy is that no trailers are permitted in the parking lot on weekends between Memorial Day and Labor Day.

The Board is not eager to have vehicles towed, but last summer there was certainly abuse of parking by owners or guests taking up to 4 spaces for a vehicle and trailer. The fact is that each unit has slightly less than two parking spaces, so if someone takes more than two at a time when all or most condos are being used, that means someone else has no place to park. Please be considerate of others.

Signage & Branding:

One of the board's goals is to continue to differentiate Anchor's Point from the rest of the complex. Toward that goal you will notice several signage changes.

The first change is on the directional sign boards that guides guests through the complex. Anchor's Point will be specifically identified and the reference to Pool 2 (our Lakeside Pool) will be eliminated.

The second change is that the board has purchased and will be hanging signs on the Anchor's Point buildings to identify the buildings as Anchor's Point and display unit numbers where the sign appears. In addition to identifying Anchor's Point, this should make it easier for guests to find their unit as they drive through the parking lot. There are two areas currently without signs due to the lack of an appropriate space to view and hang the signs.

Exterior Projects:

At the Annual Meeting the APCOA Board presented a plan to protect and enhance Anchor's Point property values by maintaining consistency in the exterior appearance of the buildings.

Any exterior work including deck, windows, and front entrance will need prior approval and inspection at completion of the project. A request outlining the project must be submitted to the board prior to beginning the project for approval. The board approval will only insure that the exterior appearance will remain consistent at completion of the project. Bowling Construction will act on the association's behalf to assure that the project has been completed in accordance with APCOA guidelines and meets the exterior standards.

Bowling Construction can provide the exterior colors used for the building, trim, and deck.

Association Repairs:

Should you find a problem in your unit that you believe is the responsibility of the association, you must report the problem to Bowling Construction. On the board's behalf, Bowling Construction will make the determination of responsibility and, if determined to be the responsibility of the APCOA, will make the repair. The board will only pay Bowling Construction for appropriate association repairs. In other words, don't hire some other contractor and expect the association to pay for any work.

Board of Managers Vacancy:

The Board of Managers position remains vacant with no Manager Applications being submitted. As you know, Don Gish's position expired at the Annual Meeting with no candidates to fill the board position. We appreciate Don continuing to serve as an Acting Member until the position is filled.

Manager Application forms are available on the website. When the board receives a Manager Application, the membership will be notified and an election date will be set so that other applications may be submitted.

Contact Information:

We welcome your ideas, suggestions, and comments about what you would like to see in the Quarterly Newsletter or on our website. 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 us.

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

Board of Mangers:

E-Mail: APCOAboard@anchorspointcoa.org

Website: anchorspointcoa.org

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