



Owners Update - April 22, 2020

Sympathy:

It is with deep sadness that we mourn the passing of Jerry Yarnell. Many of you knew 'Captain Jerry' from managing our pool over the last several years, hosting the Owners Lakeside Pool Party with his wife Crystal, or from his various jobs around the lake he loved.

Our deepest sympathies to Crystal and the entire Yarnell family.
Jerry passed away after a brief illness on February 20, 2020 at the age of 45.

Grounds & Maintenance:

Our Grounds and Maintenance team is changing this season.

Steve Branstetter, who has worked at Kimberling Inn and Anchor's Point for many years, has retired.

Additionally, Mark Mills, of Bowling Construction, who has been working around Anchor's Point since the 2012 tornado, has also retired.

Steve and Mark have provided great service to Anchor's Point over the years and we wish them well in their retirements.

The board has contracted with Tri-Lakes Exteriors to perform various grounds and maintenance tasks at Anchor's Point. Tri-Lakes Exteriors is the construction company that did the Siding & Railing Project last year. Jerry of Tri-Lakes Exteriors will be performing most of the tasks in the area. The tasks assigned to Tri-Lakes are grounds management, exterior maintenance items, and grass mowing and trimming.

If you know of any exterior issues that need attention, please contact the Board through the website or e-mail and the Board will assign projects to whomever is best suited.

Keys and Keypad Codes have been transferred from Bowling Construction to the APCOA Board.

Unit Access:

From time to time it may be necessary for the association to gain entry into your unit. Usually this entry is due to an emergency; such as, a water leak in or near your unit. Unfortunately these events do happen and when they do it is imperative that the association or our contractors be able to access your unit quickly to minimize damage to your unit or adjacent units.

Please make sure that a key or combination to your unit is provided to the association. If an emergency occurs and the board does not have a key or code to your unit, the board may require a contractor to force entry into your unit. If so, any repairs from the forced entry become the owner's responsibility. So, please provide a key or code to your unit.

To provide a key or code to the Board:

- If you have a keypad, simply send your unit number and the code to our e-mail address; APCOABoard@anchorspointcoa.org or through our website / Contact page.
- If you have a key, make a copy, then send us an e-mail and let us know when you will be at Anchor's Point. A board member will contact you directly to arrange to pick up the key, possibly over a beverage.

During the transition to Tri-Lakes Exteriors, we will be verifying and checking entry to your unit by using the key or combination provided and simply opening the door.

The board also highly recommends that owners consider keypad locks. Without the need for actual possession of a physical key, access to your unit will be quicker and easier.

You will be notified whenever an entry is made into your unit.
Again, this is only for emergencies.

Best Practices:

Over the past years there have been several water leaks inside a unit which have caused extensive damage and very costly repairs within the unit or in an adjacent unit. Once a water leak has started the water will just continue to flow causing more and more damage.

One way to minimize the amount of damage is to turn off the water in your unit when you are away. The water Shut Off Valve is located in your utility closet. By shutting off the water the only water that can leak out is water within your pipes. This will limit the amount of water that can leak and limit the amount of damage that can be done.

Another best practice is to turn off your water heater. Should the thermostat on your water heater break, it is possible that your heater will continue to run and as the water continues to heat, steam will escape and fill your unit. The water heater may be turned off by turning off the circuit breaker marked Water Heater in your electrical box.

For other information, please see the Owner Guide on the website / COA Info page.

Lakeside Pool:

This summer the Lakeside Pool will be managed and operated by Ashley Services. Ashley will operate the pool on a daily basis and will be responsible for the pool and bathroom areas.

Due to COVID-19 outbreak and the Stay-At-Home Orders issued by the State of Missouri and Stone County the Board has moved the Lakeside Pool Opening to May 22, 2020.

Due to the uncertain nature of the situation, this is only a tentative date. However, we anticipate having the Lakeside Pool ready to go when the various restrictions are lifted.

Although swimming is not a risk factor for the COVID-19 virus, the pool is a place where people can congregate in larger groups. Additionally, we do not have the means to completely sanitize surfaces on pool handrails or pool furniture.

Quiet Time:

The City of Kimberling City has established a quiet time from 10:00 PM to 7:00 AM daily. Please respect this quiet time for the comfort and consideration of other owners and guests. The Board will file a complaint with the City for noise by owners and guests during the quiet time and will pursue any complaint to the full extent necessary. Additionally, the Board will take whatever legal action is necessary if there are loud parties or disruptive behavior.

Parking Lot Lights:

The lights on the parking lot have been replaced. Over the last several years the wall packs have been failing or inconsistent. The new lights are brighter, whiter, and much more energy efficient. They will also provide a safer environment with fewer dark spots in the parking lot.

Snakes:

Due to the high lake level and the natural grasses on the shoreline, snakes have been reported near the shoreline and in the area. For your safety, please be careful when walking and do not attempt to disrupt the area.

As a reminder, the APCOA has been ordered by the Corps of Engineers NOT to mow the CoE land which is something we had done for many years. We are only able to mow from the buildings to the CoE land and two pathways to the shoreline. Additionally, the CoE does not allow any vehicles on their property.

Your APCOA Board

Visit Us At: AnchorsPointCOA.org