



April 2022 Newsletter

Lakeside Pool Schedule for 2022:

Pool Opening; **Friday; May 6, 2022**
Owners Pool Party; **Saturday; September 10, 2022**
Pool Closing; **Sunday; September 18, 2022**

Pool Hours: **10:00am - 10:00pm**
Quiet Time: **10:00pm - 7:00am**

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 all appropriate action against owners who permit loud parties during quiet time or aggressive behavior at any time.

The pool, pool deck, furniture, and bathroom will be maintained daily. Additionally, the security cameras installed last year do cover the Lakeside Pool and Deck Area. Please keep us informed of any problems you may experience so that we can address the issue.

Declarations & Bylaws:

The new Anchor's Point Declaration & Bylaws have been approved by the membership. This both updates the association documents and brings them into compliance with current Missouri statutes. The Declaration has been recorded with Stone County and is now the governing document for our association.

Declaration & Bylaw Voting: 20-Mar-2022

Ballots Received: 53 Units No Ballot Received: 14 Units

Declaration:	51 Yes	1 No	1 Invalid Ballot
Bylaws:	<u>51 Yes</u>	<u>1 No</u>	1 Invalid Ballot
	76.12%	1.49%	of the 67 Units

The new Anchor's Point Declaration and the new Bylaws have been posted on the website / COA Info page. The new Rules document will be published shortly and will be emailed to owners as well as published on the website.

The Board told our attorneys we have an outstanding group of owners, but they expected the Board would have to call and cajole owners to get their votes in. Instead, our owners were as responsive and supportive as we expected, and we are very appreciative.

Dryer Vent Project:

The installation of the rigid Dryer Vents was completed in all 67 units and on budget. Dryer Vent Wizard was able to complete the project in about 5 days, although a winter storm did impact the completion date.

On some units it was necessary to drill a new exterior hole for the vent pipe and cover. In this case the association will both 1) backfill the area with insulation and 2) fill and paint the exterior hole to maintain the exterior uniformity.

Some units may also have an unused interior hole where the old flexible pipe was run. The filling and patching of this hole is an owner responsibility.

Water System Update:

The Anchor's Point Water System is almost a year old. Since going on-line, there have been several upgrades to valves and additional protection to supply lines from winter weather. The water quality has been far superior to water we sourced previously from Kimberling Inn. Each month we pull water samples, send them to the Department of Natural Resources, and receive test results. All samples have passed with flying colors. Additional sampling being done now is for lead and copper. Neither would appear from the water system but might happen from erosion within piping and valves inside units. If we find a problem, we will inform the units that need to update their interior water pipes and valves.

Construction Projects:

Remember, all exterior projects, including your deck, need to be approved by the Board. If you need to freshen up your exterior paint you must use the same color scheme. Our colors are available at Kimberling City True Value Hardware and ask for:

Anchor's Point - Tan
Anchor's Point - Red

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:

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