



April 2024 Newsletter

Lakeside Pool Schedule for 2024:

Pool Opening;	Friday; May 10, 2024
Pool Closing;	Sunday; September 15, 2024
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. Pool furniture may not be removed from the enclosed Lakeside Pool Deck. Please keep us informed of any problems you may experience so that we can address the issue.

Lakeside Pool Repairs:

The Board has contracted and the work has been completed to replace the Skimmer System in the Lakeside Pool. During the construction, it was found that the pipes from the skimmer to the filter were collapsed preventing the water from properly circulating. The replacement included rigid pipes which will result in better water circulation and cleaner water.

TRR Lawsuit Is Over: We Won

The court judgment favored every position that Anchor's Point COA made and rejected every position made by Table Rock Resort. The APCOA also maintained the \$35,395.24 paid to TRR for Road Reserves. For further details see the February 9, 2024 Owners Update on the website.

This Board and past Boards thank all of the owners throughout this 6 year process for your unwavering support and cooperation.

Table Rock Resort Is Sold:

Table Rock Resort has been sold to new ownership which has renamed the facility Kimberling Crossing. It is our understanding that there will be some exterior improvements coming soon and that the existing units will be sold as condominiums. Condominiums are also planned to be built on the area between Anchor's Point and the bridge.

Remodeling Update:**Wooden Flooring:**

If you are a 2nd or 3rd floor owner thinking about installing a wooden (or wood like) flooring, the Board is now requiring a noise reduction pad; such as Whisper Soft, to be installed beneath the wood flooring. The installation of this pad will greatly reduce the noise transference to the unit beneath you.

Flag Pole Bracket:

Flags are not to be mounted on the Red Exterior Trim of your unit. Flag pole mounting brackets may be attached to the Black Support Beam of your unit's deck.

If you need to remove your flag mounting bracket from the Red Trim, please let us know and the Board will caulk the exposed screw holes with a matching red caulk.

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

Dumpster Usage:

The Anchor's Point dumpster is for **Household Trash Only**.

Construction materials are Not Permitted in the dumpsters by Contractors, Guests, or Owners. Be sure your contractors are aware that they must remove construction debris. The dumpster area is highly monitored.

The Board Will Fine Any Owner For Dumpster Violations**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:

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