



Anchor's Point Owners Update - August 1, 2025

Lakeside Pool Equipment:

This season has been particularly hard on the tables, umbrellas, and chairs on the Lakeside Pool deck.

After purchasing at least 5 umbrellas this season, between the storms and vandalism we are two umbrellas and two chairs short, a table that has been rebuilt twice, and we have had to repair a busted heavy plastic jet mount.

The Board has approved the replacement of all three tables and umbrellas. The replacements will be heavy duty commercial grade tables and umbrellas. Delivery is expected in mid-August.

Thanks to the security cameras, the Board was able to track down and fine those who broke the chairs.

Please Respect The Lakeside Pool:

- Carefully raise and lower the umbrellas when using. After using lower umbrella and secure canvas with the ties.
- Do Not play with or allow children play with the umbrellas.
- Do Not play or allow children to play with the jets.
- Take your personal items back to your unit each day.
All rafts, beach balls, clothing, and other water toys left in the pool or on the pool deck after the pool closing will be thrown away.

Our Lakeside Pool is one of the best settings on the lake.

Let's all work to keep the Lakeside Pool the best it can be.

And please inform your guests to respect the Lakeside Pool as well.

Vegetation Permit Renewed:

The Vegetation Permit from the Corps of Engineers was due to expire in September 30, 2025. The Vegetation Permit allows us to mow and maintain the CoE property between Anchor's Point buildings and grounds and Table Rock Lake. The Board applied to renew our permit in the middle of June.

On July 3rd a Ranger from the Corps of Engineers came on-site to inspect the CoE property to determine if we had been managing the property in compliance with our permit and to make a determination if our permit would be renewed as we requested.

Two Board members were present to accompany the Ranger during the inspection. As the Ranger walked the area, he found that we were in compliance with the current rules of our Vegetation Permit and that the Vegetation Permit would be renewed.

Additionally, the Board identified 5 trees which were dead or nearly dead and requested permission to have the 5 trees torn down and 1 tree to be trimmed. The Ranger agreed to our request. The 5 trees include:

- Two large trees near units 530 and 520
- One large tree behind the Lakeside Pool retaining wall
- Two smaller trees near 448 and 430
- One tree trimmed at the corner of Units 484, 486, and 488.

Upon receiving both the Vegetation Permit Renewal and permission to remove the 5 trees and trim 1, the Board contracted with Hansen's Tree Service to cut down and remove the trees. This work is currently scheduled for August 26th.

The Vegetation Permit will be extended five years until July 30, 2030.

Board Developing Siding Project:

The Board is developing a Siding Project for the Parking Lot side of the buildings. This Front Side Siding Project follows the Lakeside Siding and Railing Project in 2018.

In addition to siding the buildings, the project will include the removal of the wall mounted air conditioners in the lockout rooms.

As the Board begins to plan this project there will be 2 main components to the project.

Component 1: Remove all wall air conditioners from the lockout. This will provide a clean flush look to the exterior of the buildings.

- The siding company will be responsible for removing any remaining wall air conditioners and patching the exterior wall followed by installation of new siding.
- Owners will be responsible for adding a vent from your main furnace to your lockout unit and filling the interior opening left by the absence of the air conditioner. This will require insulating, wall board, and painting the area.

Component 2: Siding the exterior area which will be completed by the selected contractor.

This topic will be discussed at the Annual Meeting on October 4th.

MediaCom Router Exchange:

MediaCom is replacing outdated Internet Routers.

If you have a Cisco DPC 3825 Router, please call MediaCom and request a replacement router.

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Thanks for your continued support.....

Your APCOA Board

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Jim Heimann
Ray Loehr