October 18, 2026

Owner's Update – Entrance Siding Project

At the 2026 Annual Meeting the membership approved the Entrance Siding, Railing, and Half Roof Project. The Board appreciates the support and cooperation of owners approving this much needed project.



Where We Are Now:

Since the meeting, the Board has signed the contract and made the initial 1/3 payment to Xtreme Exteriors. This will allow Xtreme Exteriors to begin to acquire materials for the project and schedule the work.

Actual dates are not currently available, but in our conversations with Xtreme, they are looking at starting the project in early November and working from the 400 – 410 section first and working section by section through the complex.

We understand that the schedule is very important and as we know more about the start date and the time it takes to do a section, we will keep you posted.

What Is Coming:

The siding project will entail covering all surfaces of the Entrance (Parking Lot) side walls. Since no nails, screws, or punctures of any kind may be made to the siding or trim, a wood-like (PVC) panel will be mounted next to your Main Entry Door. The purpose of this panel is to mount all of the

items needed on the exterior of your main entry door. These items will include; doorbell, unit number (only the even numbers will be used to identify the unit), if you have a lockbox for spare / emergency keys, and any Welcome or Lake signage you may have.

What Owners Need To Do Prior To Construction:

1. **The Board must have a valid entry code for your unit(s)**. This code will be made available to Xtreme Exteriors so that they may proceed through the complex without hesitation.
2. Entry to your unit will be for the purpose of removing your through-wall air conditioner.
    a. Each owner must have all furniture at least 3 feet away from the wall for a/c removal.
    b. Since workers will be entering through your main door, you must leave a walkway to the through-wall air conditioner.
    c. Each owner must decide whether to keep the removed air conditioner or not.
        i. To keep the air conditioner, notify the Board that you wish to keep the a/c unit and the Board will forward your wishes to the contractor.
        ii. Air conditioners being kept will be placed on your kitchen floor. (Not on carpeting or wood flooring).
3. **Remove all items from your entry side exterior wall except your Doorbell and Unit Numbers.**
    a. This includes storage boxes, grills, signage, bikes, water toys, and any items that may be adjacent to the walls or railings. Light furniture, which is easily moved, may stay, but will be moved as needed by the contractor
    b. If you have an outdoor key lockbox, you must:
        i. Open the lockbox and store the cover and key or provide the Lockbox Code
        ii. Xtreme will mount the lockbox on the new panel in a uniform location

Unit Interior Work:

Unit Interior Work is an owner's responsibility and expense. Depending on your unit, the following work may be needed:

1. Fill in the hole in the wall created by the removal of the through-wall air conditioner.
    a. Xtreme will fill the exterior portion of the wall with wood, weather barrier, and siding.
    b. The interior of the wall will need to be insulated, filled in with drywall, taped, and painted.
    c. The electrical plug for the air conditioner is a 220 watt outlet. Without the air conditioner, there is no need for this outlet. So, you may consider:
        i. Leave the outlet there and turn off the breaker in your electrical box
        ii. Disconnect the outlet wiring and electrical box, remove the outlet and patch the hole with drywall, tape, and paint.
        iii. Convert the 220 watt outlet to a 110 watt outlet and replace the 220 watt breaker with a 110 watt breaker.
        iv. **The Board recommends that a Licensed Electrician performs this work.**

2. Without the air conditioner you will need to provide heating and cooling to the room.
    a. A Supply Vent may be added to the duct leaving your furnace
    b. Add an Air Return Vent to the room
3. **If you do not have a contractor to perform this work, please call or email the Board for a recommendation.**

Lakeside Exterior Work: (Not Immediately Required):

In the near future the Board will be painting all of the lakeside red trim to the white color being used on the entrance side. The Board will be responsible for painting the lakeside trim, which will include the facing trim and window trim.

The black support beams will not be painted and will remain black.

The tan wall color will remain the same tan.

Should an owner need to paint the support beam or tan walls, they must use the same colors.

At this time owners are not required to change their deck colors. However, when an owner decides to paint their deck, the deck trim must be painted Anchor's Point White as specified below:

Deck Painting Specifications:

1. The trim color on the deck must be Anchor's Point White which is available by that name at True Value Hardware in Kimberling City.
2. Only the trim boards around the windows and sliding doors will be painted white.
3. If you have red trim colors at the base or ceiling, these need to be painted in Anchor's Point Tan which is also available by name at True Value Hardware in Kimberling City.





