



INDIAN POINTE

CONDOMINIUMS

July 2019

2019 Edition, Issue 3

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Our 156 unit community is self managed by the Board of Directors with a professional office/accounting team and a full time outside maintenance manager.

The New Look



INDIAN POINTE

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Indian Pointe has been through a major refresh this spring and summer in both our back office and our maintenance areas. And our new, modern logo is also part of it. You will begin seeing our new logo on all our signs and material. It is a reminder that we are in the middle of a "renaissance" here at IP. We are an owner driven, owner managed, transparent community, which is what it was always meant to be.

Welcome to the NEW Indian Pointe!

So Long Drop Box

Since our physical business office is no longer located in the club house, please know that **PAYMENTS ARE NO LONGER BEING ACCEPTED THERE or IN THE DROP BOX..**

There are 2 convenient ways to pay your quarterly assessments:

- Pay online:

Use the option within the email you receive.
Payments are accepted online using your checking account, debit card or credit card.

- Mail:

Send your payment to:
Indian Pointe Condominiums
PO Box 280
Lake Ozark, MO 65049

These are the only two options available. Any payments placed in the drop box will be returned to you, and you may be assessed a late fee.

A Milestone for Mace Road



Photo: Courtesy of City of Osage Beach

The photo above shows the first school bus EVER to navigate down Mace Road. This photo was provided to Indian Pointe by the City of Osage Beach. KY3 Springfield was on hand to witness the event and they have a future story planned once the school year begins. Improving the infrastructure of Mace Road was the main purpose of the city's project. But it's an added benefit knowing that the children who live in Indian Pointe Condominiums and all along Mace Road can now safely access transportation to school.

Meet Jarrod Burks



The newest member of the Indian Pointe family is Jarrod Burks. Jarrod started with us this month in outside maintenance. He reports to Wesley Thompson.

Jarrod has proven to be a really hard worker and an asset to our community. He resides in Lake Ozark.

Say "Hi" to Jarrod next time you see him.



Projects in the Works



Before we can take on exciting new improvement projects at Indian Pointe, it is imperative that we first pay attention to the maintenance of our complex.

Some repairs at the complex had been ignored for years while others weren't even on the radar. But regardless of their status, ongoing maintenance of our infrastructure is very important and necessary.

Our Outside Maintenance Manager Wesley along with Jarrod (see above), have been busy with a lot of special projects this month.

The Board's Project Committee, chaired by John Stern, works very closely with the Indian Pointe staff setting priorities and selecting vendors.

Here are some of the recent projects that were undertaken since last month's newsletter.

- Roof repairs to all buildings



- Power washing the north sides of all buildings was completed
- Stone work continued of docks 4, 5, 6
- Grounds Keeping (Lawn & Flower Care)
- Daily Pool Maintenance

Photos: Wesley and Jarrod have been working diligently to replace the rotten timbers with stone. Removing the old wood, leveling and laying each stone by hand takes time. A second level of stone and caps will also be added. Not only does it look good, but it functions to keep the hill from eroding into the lake. Great job! It's straight as an arrow!

Ask the Board

Can you guess the most frequently asked question of Board members in the summer months?

If you answered... ***SOMETHING TO DO WITH THE POOLS, you would be correct!***

So this month, let's revisit some facts as well as the rules for our swimming pools.

It gets hot in the Midwest in the summertime, there is no debating that. And when it's hot, Indian Pointe owners like to cool off in one of their 3 pools.

Here are some facts about our pools:

- Our pools are numbered. Pool 1 is on the upper level and is adjacent to our club house. Pool 2 is on the lower level and has a great view of the main channel. Pool 3 is also on the lower level between buildings 5 and 6.
- Our pools started out with chlorine then moved to saltwater systems. Our pools currently use chlorine systems.
- Pools 1 and 3 are heated. Pool 2 is not. Pool 2 will probably never be heated as the bottom of that pool is exposed to the elements.
- Pools are cleaned by Indian Pointe staff daily. Even with the efficiencies that our team has developed over the years, it still takes us about 1 hour per pool per day to ready each pool for the day's swimmers and sunbathers. With 3 pools that is 3



man hours per day, or 21 man hours per week.

- There is no break during the months that the pools are open. Staff will repeat the daily cleaning and preparation ritual every day, 7 days a week. So that the pools are ready for you.

Let's review the rules (and there are no exceptions):

- Lifeguards are not present at any time. Individuals are responsible for their own safety as well as the safety of their children.
- The hours of operation of the pools are 8am to 11:00pm
- The "pool area" designation is the entire fenced area surrounding the pool
- **NO GLASS IS ALLOWED IN THE SWIMMING POOL AREA. A \$100.00-\$1,000.00 fine may be levied for glass in the pool area. If there is a glass breakage within a pool area, by law, the pool must be drained, cleaned and refilled. THIS FINE WILL BE ASSESSED AGAINST THE UNIT IN WHICH THE INDIVIDUALS OWN OR GUESTS ARE STAYING**
- Pets are prohibited in the pool area at all times
- Children under the age of 12 who utilize the swimming pool must be accompanied by a parent or guardian
- Running in the pool area or diving into the pool is prohibited
- Pool furniture should not be removed from the pool area
- All rules posted at the swimming pools must be observed

The swimming pool, as part of the common property of Indian Pointe Condominiums, is for the unit owners, tenants and their guests. The rules governing the use of the swimming pool are for the protection and benefit of all, to assure safe and sanitary operation of the facilities. Cooperation in abiding by these conditions will afford pleasant relaxation and recreation for all concerned.

'Til next month,

Glen Goldstein
President
Indian Pointe Condo Owners' Association

Personal Water Craft or Trailer - Update

Thank you to all of you who contacted us in order to get our records up to date. We really appreciate you taking the time to do so.

If you haven't yet done so, you may have a harder time gaining access to your vehicle. A note has been placed on those vehicles giving you instructions on how to register with Indian Pointe.

Owner "Meat and Greet" - Saturday, September 21

When:
Saturday, September 21 at 5:00 pm

Where:
Indian Pointe Club House

Music to be provided.



Bring your favorite side dish to share and BYOB (as long as it's not glass as we will also be around the pool area).

This is a great opportunity to exchange ideas with your building rep, meet our newest residents, visit with old friends and enjoy the community of Indian Pointe.

Calendar for July 2019

Pest Control in Buildings 7, 8, 9, 10, Club House, and all docks

July 1 - 3rd Quarter Assessments

July 4 - Independence Day

July 20 - Condo Owners' Association and Marina Association Board Meetings

Important Definitions

"Unit Owner" is defined as a person whose name is on the recorded property deed for a condominium unit in Indian Pointe Condominiums.

The **"Board"** is made up of 11 elected unit owners. 1 from each of the 10 buildings and 1 Board member at large. Board members volunteer for 3 year terms. Board members receive no compensation for their time.

The **Indian Pointe Condo Owners' Association** is sometimes referred to as the **"Association."** The **"Association"** is made up of the 156 unit owners. The 11 Board members represent each building at regularly scheduled meetings and other matters that need decisions during the year.

"Tenant" or "Renter" is defined as a person who has entered into an agreement with a unit owner and resides in said property for a given period of time.

"Guest" is a person who does not permanently reside in said property and is visiting a unit owner.

For Sale, Rent or Give

Items for Sale

Got something you need to sell, rent or give and want to offer to your IP neighbors? Email us at indpnt@socket.net. We'll put it in next month's newsletter.

1982 Sea Ray 270 Sundancer - ONE OWNER

T/228 H.P. V-8 Mercury I/O, OAL 28FT., 10 Ft. Beam Sleeping Area for 6, Fresh Water, Frig. 12V/110, Electric Stove, New paint on bottom in 2016, Rebuilt Port Drive and New Starboard Drive 2016. New Cover in 2017. \$4,995.00. Call Roger Stolle at 314-608-5686

Dock Slips for Rent

10 X 28: Dock 1. Yearly rental. No lift. Call 636-699-2265 or 314-378-7700.

10 X 32: Dock 2. Call Robert Otte at 319-430-1043.

11 X 32: Dock 3: Call Jeff Seele at 314-971-3352.

12 x 32: Dock 3. Yearly rental of \$2,000. Call Eric Pautz at 607-857-5746.

15 X 36: Dock 3. Call Peter Otte at 319-961-1995.

15 X 40: Dock 5. Trade for a 10 x 30 slip and cash. Call Steve Hall at 515-238-4685.

15 X 40: Dock 5. Call Jeff Seele at 314-971-3352.

Looking for a nightly dock slip rental? Call Shelly Koopman at 712-299-5611.

Units for Sale

Unit 713 with Boat Slip and Lift

Turn Key - 2 bedroom furnished unit, recently painted, new ceiling fans, heating and cooling 5 years old, water heater, refrigerator, stove and microwave 4 years old, some new flooring, one bathroom recently updated. Great view of the channel from covered deck with a 10 x 28 boat slip with lift \$127,500.

Call Jill Krantz, RE/MAX Lake of the Ozarks, 573-434-1495 or email Jill@krantzproperties.com for more info.

Important Contact Information - Who to Call

Our 156 unit community is self managed by the Board of Directors with a professional back office/accounting team and a full time outside maintenance manager.



For questions or comments concerning your unit/building/complex, navigating the rules and regulations or wanting to make changes to your unit or dock start by contacting the rep for your building.

<u>Building</u>	<u>Board Member</u>	<u>Phone</u>	<u>Email</u>
1	Roger Stolle	314-608-5686	stollero@hotmai.com
2	Dena Mast	319-795-0830	sjmast@mchsi.com
3	Jerry Brewer	913-333-2169	lakejb888@gmail.com
4	Jeff Seele	314-971-3352	seelejeff@aol.com
5	Don Couche	941-993-2548	dcouche@yahoo.com
6	Rich Brewer	636-578-8736	rbebvette@msn.com
7	Glen Goldstein	314-435-0615	glen@glengoldstein.com
8	Mike Mabrey	314-504-3198	mabrey11@gmail.com
9	Kate McIntire	660-3419144	mcintir1@swbell.net
10	Bob Cassout	314-852-2565	bob.cassout@gmail.com
At Large	John Stern	402-740-1162	cynsprince@gmail.com



Our office can answer any questions for you. Contact Kim at Wilson Toellner, CPA.

Kim Austin

Phone: 660.851.2463

Email: kim@wtcpa.com



For water leaks or other dangerous situations, please contact Maintenance.

Phone: 573-348-4155

Indian Pointe Condominiums

PO Box 280

Lake Ozark, MO 65049

660.851.2463

Email: indpnt@socket.net

Web: indianpointeloz.com

[Email Website](#)