



**INDIAN
POINTE**
CONDOMINIUM

**FEBRUARY
2020**



TOWN HALL MEETING

**Saturday
February 22, 2020
10:00 a.m.**

WHERE:


**Central Bank of Lake of the Ozarks (Main Bank)
3848 Osage Beach Parkway
Osage Beach, MO. 65065**

Please join the Board of Directors and Missouri Association Management, LLC (MAM) for an opportunity to review a summary of the recently-completed Reserve Study and a discussion of the projects identified. Specifically, we will discuss swimming pool replacement and repairs, playground replacement, parking lot replacement and replacement of roofs on all buildings. **We will also discuss the challenges and options of providing funding for these projects, many of which may exceed \$100,000 each.**

Your attention and input on this matter is important to us!

Board of Directors Meeting

The next regular meeting of the Indian Pointe Condominium Owners Association Board will be on Saturday, March 21, 2020 at 8:30 a.m. in the clubhouse. The Indian Pointe Marina Association will meet directly following the Condominium meeting.



Missouri Association Management, LLC

AAMC® Accredited Association Management Company

2121 Bagnell Dam Blvd. Lake Ozark, MO 65049 Phone: 573-552-8334 Fax: 573-552-8336 Website: www.mam-llc.com

COMMUNITY NOTES

Assessments

Thank you to those who have paid your assessments on time. Your dues and participation have a tremendous impact on the operations of your association.

The Board of Directors would like to remind all owners about the importance of paying assessments promptly. Doing so helps to improve cash flow and ensures that operations continue, without any delay or interruption of services.

For unpaid accounts, the Board of Directors will collect assessments through a collection process, which includes legal recourse.

Water, Sewer and Cable TV

Water, Sewer and Cable TV expenses are direct pass-through expenses, meaning the amount the association pays monthly, is the amount paid by each owner. The 2019 pass-through expenses for Water, Sewer and Cable TV were more than was invoiced for in 2019. To cover the increased cost for 2019, you will see an additional charge on your next 3 quarterly assessment invoices. This amount will be specifically identified on your invoice for clarity. In addition, your assessment rates for 2020 Water, Sewer and Cable TV will be increased on your upcoming invoices.

Boat Slip Lessee Reminders

Modifications to docks and slips, including installation of boat lifts, slip fill-in's, etc. must be approved by the Board of Directors prior to any work commencing. It is the responsibility of the boat slip lessee to replace band-boards and vinyl trim whenever hoists are installed, replaced or removed. A recent inspection of the docks revealed several cases where such repairs have not been made. Please make any necessary repairs by no later than February 29, 2020. Any repairs not made by this date, will be made by management and, the cost of such repairs will be billed directly to you. If you would like management to make these repairs for you, please call us at 573-552-8334.

Winterize Your Unit

Please follow the procedures below when leaving your condo for an extended period of time (more than 24 hours). Be sure all guests in your unit also follow these procedures:

- ◆ Leave HEAT set at a MINIMUM of 55 degrees
- ◆ TURN THE MAIN WATER SUPPLY TO YOUR UNIT OFF!
- ◆ Turn the breaker to the water heater off
- ◆ Lift the icemaker arm up, to the OFF position
- ◆ Drain your kitchen and bathroom faucets
- ◆ Leave cabinet doors under sinks open to circulate warm air and prevent freezing pipes

Dryer Vents & Furnace Filters

Please check your dryer vent on a regular basis and keep your dryer vent cleaned and in good working condition at all times. Don't forget to check your furnace filter monthly in order to ensure that your furnace is operating properly and to help reduce dust and allergens in your residence. Both of these simple precautions will improve the safety of your residence and help reduce energy costs.

Good Neighbors Make Better Communities

According to a survey of community owners from across the nation, conducted by Community Associations Institute



83% most often communicate with their neighbors face-to-face or with a brief "Hello" while walking their dog.



84% say their neighbors respect their privacy



99% say they believe they are good neighbors.

Condo Etiquette: How to Be a Good Neighbor

Use common areas responsibly. Help maintain these areas by keeping them free of litter.

Keep your area clean and follow rules on trash disposal. Nobody cares if you're messy until your mess gets out of your unit space. Remember the schedule of garbage collection and leave your trash in the proper trash bins.

Be sensitive about noise. By being sensitive to noise limitations, you also foster a more harmonious relationship with your neighbors.

Look after your children and pets. Kids and pets have one thing in common: they're all adorable. Please watch your children when they go outside. When taking your pet out for a walk, be sure to keep them on a leash and pick up after your dog. Disposal bags are available on property.

Park sensitively. Be sensitive to other unit owners' parking slots by parking your car properly within your own allotted space. Familiarize yourself with parking rules, which includes regulations on guest parking.

Bottom line: Don't do unto others what you don't want others to do unto you.

Kansas City Chiefs VS San Francisco 49ers.

Super Bowl LIV will take place on **Sunday, Feb. 2, 2020.**
Kickoff from Hard Rock Stadium in Miami is slated for **6:30 p.m. ET**
GO CHIEFS!!



February 14th – Happy Valentine's Day!

Show some love to your neighbors

COMMUNITY COMMUNICATIONS

If you have a question or comment regarding the community in general or, a specific concern, please contact your building representative Board member to discuss these particular issues. Your representative will take the information to the full Board of Directors for consideration.

Board of Directors - Building Representatives:

Building 1:	Roger Stolle	stolleroger@hotmail.com
Building 2:	Dena Mast	dmastip@gmail.com
Building 3:	Jerry Brewer	jbrewerip@gmail.com
Building 4:	Jeff Seele	jseeleip@gmail.com
Building 5:	Don Couche	dcoucheip@gmail.com
Building 6:	Alan Messick	amessickip@gmail.com
Building 7:	Glen Goldstein	ggoldsteinip@gmail.com
Building 8:	Mike Mabrey	mabrey11@gmail.com
Building 9:	Robert Otte	rotteip@gmail.com
Building 10:	Bob Cassout	bcassoutip@gmail.com
At Large:	John Stern	jsternip@gmail.com

For questions concerning the Association's operation of facilities:

Missouri Association Management, LLC.

573-552-8334

E-mail:

support@mam-llc.com



Della Miller



Russ Mitchell

For questions regarding Assessments, billing and other financial questions:

Kim Austin

660-851-2463

E-mail: kim@wtcpa.com

Emergency Maintenance – After Hours

573-480-0163

Missouri Association Management, LLC

M-F 8 a.m. to 5 p.m.

573-552-8334 Office

Visit us on-line at:
indianpointeloz.com