

2021 WINTER NEWSLETTER



Vintage Landing Condominium

2020 BOARD OF DIRECTORS ELECTION UPDATE

Mr. William Beach resigned from the Vintage Landing Board of Directors at the end of 2020. Mr. Richard Sanborn was elected to the Directors position at the 2020 Annual Owners Meeting.

2020 VOTING MEMBER ELECTION UPDATE

The Voting Members terms expired this year, the call for nominations have been sent out to owners in good standing. The ballots were sent out in September with a deadline to be received by October 2, 2020. The Voting Members were nominated and elected as mandated in Article 9.2 of the Vintage Landing Condominium Property Owners Association Declaration of Condominium. However, there are still several units that remain vacant. To find additional information on which units are vacant and if you are interested in representing your unit. Please call the MAM office.

BAMBI SANCHEZ IS RETIRING

Mrs. Bambi Sanchez is retiring after serving on the Vintage Landing Board for 15 years. We thank her for her dedication, service and contribution that helped make Vintage Landing what it is today. Bambi's position will be filled on January 1st 2021 by Mr. William Prichard.

UPDATES

- **BOOK YOUR RESERVATION ONLINE!** The rental program is being established; we are currently looking into search engine integration for advertisement. If you are interested in renting an additional unit for your stay please visit the Vintage Landing webpage at www.vintagelandingpoa.com and book now.
- Three additional Vintage light poles have been added at the playground area, at the bottom of the pool steps and at the pool.
- **WIFI and Cable TV System** – A brand new and improved Wifi and Cable TV system was installed November 4 this year by Charter Spectrum. This comes at a cost to the association however the streaming troubles for the guests are now over.
- **Playground Area**- The playground jungle gym has been rebuilt and a new roof has been added.
- **The swimming pool** has been stripped, repaired, as well as sandblasted and repainted for your enjoyment.
- A brand new Culligan water softener system was installed in early 2020.
- **The Check in Cottage**- new linen closets were installed in the cottage.

The Cottage

Hours of operation

Monday through Friday
9 am-5pm

EXECUTIVE BOARD OF DIRECTORS

Terry Bishop-President
Andrew Diekemper-VP
Randy Catlett- Treasurer
Richard Sanborn- Secretary
William Prichard- Director

Vintage Landing Community Contacts

Megan Claypool, Assoc. Mgr.
MCLAYPOOL@MAM-LLC.COM
573-552-8334 (office)
573-552-8336 (fax)

Office Hours

9AM – 5:00PM Mon- Fri

Missouri Association Management LLC

2121 Bagnell Dam Blvd.
Lake Ozark, MO 65049
573-552-8334 (office)

**MAM 24-Hour Emergency Service:
800-467-4150**

Upcoming 2021 Holiday Dates:

- **Valentine's day- February 14**
- **Easter- April 4**
- **St. Patrick's Day- March 17**
- **Mother's Day- May 9**

- Surge Protectors were added to each unit.
- Stairwell to unit 179-1d/1c was rebuilt securely.
- New directional signs have been installed on the property with solar lighting.

2021 VINTAGE LANDING ANNUAL ASSESSMENTS

Assessments are due January 1st (delinquent February 1st). Please mail your check to 2121 Bagnell Dam Blvd, Lake Ozark Mo 65049. **Past Due Accounts will incur \$5 per month late fee, which will be applied to any unpaid balance as of February 1st, per the Association's Declaration.**

Pay online! Your Web Portal enables you to make online payments. Visit: Vintagelandingpoa.com and click "ACCESS OWNER PORTAL" Creating an account. The email address entered must match to the email address you provided the Vintage Landing Staff.

** Online payment fees are: \$2.95 for each electronic bank payment; or credit card payments are charged at a rate of 2.85% of the total transaction.*

If paying by check, please make your check payable to Vintage Landing

REMINDERS

- **Week Exchanges-** The Board of Directors is still allowing internal week exchanges at the cost of \$150.00. Please call the office for availability at 573-552-8334.
- **Collection Policy-** The Board continues to enforce its collection policy and has a great deal of success in collecting past due assessments. If you have trouble paying assessments please call the main office to discuss payment options to avoid your account being sent to collections.
- **If you would like to use your interval unit week,** you must call the check in office to confirm your arrival. Use of your unit week is permitted only if you remain in good standing by paying all assessments before your arrival.
- **The weekly hot dog roasts** will start the first Wednesday of April and held every Wednesday 11am-1pm through the end of September weather permitting.
- NO PORTABLE BBQ GRILLS PERMITTED ON PATIOS OR DECKS. ONLY AT DESIGNATED AREAS.
- THE NO PET POLICY IS STILL IN EFFECT AND STRICTLY ENFORCED.
- PLEASE REMEMBER TO CALL AND CONFIRM YOUR UNIT WEEK WITH STAFF BEFORE STAYING WITH US.
- QUIET HOURS are 10:00 p.m. to 7:00 a.m. This applies to all areas of the complex including the docks, fishing pavilion and pool.

ANNUAL DEEP CLEANS AND MAINTENANCE WEEKS

The annual deep cleans and maintenance weeks will begin on January 1st 2021, and go through January 29th, 2021.

VINTAGE LANDING DOCK REMINDERS

A \$50 reservation fee will be applied for boat slip reservations for RCI, Wyndham and Renters. However, owners are able to reserve a slip free of charge based on availability. Boat slips must be reserved before arrival.

- The slips measure 12x28.
- Electricity is provided on the boat slips.
- Reserved signs will be posted when a slip is in use.

DESIGNATED SMOKING AREAS

Designated smoking areas on property are as follows: Between buildings 131 & 149, between buildings 163 & 179 and on the playground area. Urns have been placed at these areas to prevent littering on the property.

24/7 EMERGENCY MANAGEMENT & MAINTENANCE

Management & Maintenance Services can be contacted Monday thru Friday, 8AM – 5PM by calling 573-552-8334. After-hours Emergencies must contact the 24-Hour Emergency Service: 1-800-467-4150.

The Vintage Landing Board of Directors have established a policy that includes a list of items that are considered emergencies. Any calls after hours that are not labeled as emergencies will be returned the following business day. These items are listed in the in-room booklet in each unit.

LAKE OF THE OZARKS CALENDAR OF EVENTS:

- **Lake of the Ozarks Eagle Days Presented by Ameren Missouri**

Saturday, March 6th, 2021 @ 9:00 am – 5:00 pm

- **Spools & Needles Group**

Camden County Museum Every Friday, 10 a.m. - 2 p.m.

- **Annual Poa Easter Egg Hunt**

10am-11:30am Poa Community Center Lake Ozark, MO 65049

- **Annual POA Spring Community Garage Sale**

April 23-25th.

- **BRIDGE AND DAM HALF MARATHON, 5K AND 10K**

Mar 27, 2021 1 Bagnell Dam Blvd. Lake Ozark Missouri 65049

<https://www.funlake.com/bridge-and-dam-half-marathon-and-10k-2>



- **33RD ANNUAL MAGIC DRAGON STREET MEET NATIONALS**

Apr 30, 2021 - May 02, 2021 Bagnell Dam Strip

1076 Bagnell Dam Blvd. Lake Ozark MO 65049

<https://www.funlake.com/magic-dragon-street-meet-nationals>



- **LAKE OZARK ST. PATRICK'S DAY PARADE**

Mar 13, 2021 Bagnell Dam Strip 1 Bagnell Dam Blvd

Lake Ozark MO 65049

<https://www.funlake.com/30th-annual-st-patrick-s-day-parade>



- **HOT SUMMER NIGHTS - MAY-SEPTEMBER 2021**

Bagnell Dam Strip Lake Ozark MO 65049

<https://www.funlake.com/hot-summer-nights-may>



These events are subject to change due to the Covid- 19 pandemic.

Visit www.funlake.com for a complete list of events, from concerts to farmer's markets, taking place at Lake of the Ozarks throughout the year!



Vintage Landing Condominium

Property Owners Association

Property Owners Association, Inc.

2121 Bagnell Dam Blvd. Lake Ozark, MO 65049

October 6, 2020

To all Vintage Landing Owners,

I hope you will take the time to read this letter in its entirety and, as you do so, think about what Vintage Landing means to you and your family. On behalf of the entire Vintage Landing Condominium Property Owners Association, Inc. Board of Directors, management and staff, I would like to say we hope you; your family and friends are all well and navigating through these challenging times. 2020 has certainly presented several challenges for the world, our nation and our community to overcome. Unfortunately, we are becoming all too familiar with adversity and developing methods of overcoming it. As your Board of Directors, the past few years have challenged us to look at our community, our ownership demographics and the concerns of Fixed-Week Timeshare Ownership with a very critical eye as we move forward.

The good news is, in spite of the challenges, we have made a lot of progress in improving your ownership experience during 2020. We spent a lot of time, effort and resources to update the swimming pool area for owners and guests. We worked to upgrade and repair the playground equipment for your children's enjoyment and we are in the process of taking major steps to completely update the television and internet services to our community. This includes completely re-wiring the infrastructure that feeds new cable TV receivers and internet modems throughout the community. We sincerely hope you noticed the efforts that you have seen and you were pleased with your vacation experience. We share in everyone's desire to not only update the unit interiors but, also update the common areas as well. As we can afford to, we have been replacing kitchenware, bedding, linens and in early 2020, we replaced all of the under-cabinet microwave ovens.

Through your comment cards, you have told us that you want to see new furnishings, updated kitchens and new flooring in the units. You also want to see capital improvements to the exteriors of the buildings. We appreciate your input and, based on that input and the recommendations of our management professionals and several professional contractors, we have developed a strategic plan to work towards achieving these goals. Most crucial of these improvements is the replacement of our aging roofs. Unfortunately, to make these improvements takes a strong Reserve Fund, strong "Common Operating" funds and strong "Interval Operating" funds; all of which require assessment revenue. As you review the approved 2021 budget, you will note the significant allowance for doubtful accounts (unpaid assessments), this amount represents 38.5% of the total potential assessment revenue for our association and, the absence of this substantial

amount of assessment revenue places a greater burden on those who continue to pay your annual assessment as you agreed to do when you purchased your timeshare interval week. Rest assured; the Board is taking a very proactive approach to collect on these delinquent accounts. We are working with an attorney to take strong legal action, including seeking judgements against those owners who have not paid their obligations.

To compensate for this significant loss of revenue, your Board of Directors has made several difficult decisions; decisions mindful of your desires while acting fiscally responsible on behalf of the association. The first decision is to increase annual maintenance fee assessments by 10% over the 2020 assessment rate. This will mean that a One-Bedroom Deluxe Unit assessment for 2021 will be \$549. The assessment for a Two-Bedroom Unit will be \$799 and a Three-Bedroom Unit assessment for 2021 will be \$849. This is roughly a \$50 to \$75 increase per unit owner over the 2020 assessment rate. We understand this might seem like a lot but, it is a relatively small price to pay to maintain and enhance a community many of us consider our vacation home.

For the price of dinner for two at a modest restaurant, you have the opportunity to take a significant step towards protecting and enhancing the value of the investment you made in this community.

The second decision that will affect owners is the decision to implement a Four-Year Special Assessment program to fund major capital improvement projects, foremost the roof replacements of all four buildings at a cost of nearly \$30,000 per building. In 2021, this Special Assessment will amount to \$60 for the year. In each of the three subsequent years, interval owners will pay \$60 plus, up to an additional 10%. If an owner chooses, you may pay the total four-year Special Assessment base fee of \$240 at one time and you will not be subject to any future potential increases. The Board of Directors is firmly committed to investing this revenue in a separate, interest-bearing account until the funds are needed for the specific capital improvements they will be designated for.

Lastly, as you know, our community is aging and many of our interior fixtures and furnishings are simply beginning to wear out but, at different times and in differing ways. It wouldn't make sense to simply say "Let's replace all of the refrigerators in the complex at one time" when many of them are still in good working order. Instead, the Board of Directors has voted to adopt a program of replacing individual items, in individual units, while having the unit-week owners, in that particular unit, bear the cost of that replacement. The ability and authority to implement such a program can be found in Article V, Section 3 of the By-Laws of the Association. As an example; if a refrigerator does go out in the unit in which you own a unit-week, and the refrigerator costs \$900 to replace, the \$900 cost would be divided among the 51-individual unit-week owners. This would equal roughly \$17.65 per unit-week owner. The cost of this replacement would be invoiced separately to each unit-week owner and, would become an assessment lien on that interval ownership.

We understand that many of you will not favor all of these changes, and we understand these have been very challenging times for many of us, especially in the face of this global pandemic. As Board members, we will be paying the same increases that every owner will pay and we feel the same pain. That is one of the key reasons the Board of Directors has made the decision to allow Interval Unit-Week Owners an opportunity to deed your unit-week interval to the Association for a flat fee of \$500. Should you find yourself considering this option, you may contact our community manager, Megan Claypool, at 573-552-8334 to get more information and discuss this option in

more detail.

We are at a turning point in our community's lifespan; I believe we all want to move forward and, to do so, we need to make some hard choices. Our future is not bleak, it is brightened by the light at the end of the tunnel and all of your Board members, who willingly volunteer our time because we love this community so much, all feel that this is the path to get us to the point we all want to be; an exciting, vibrant and enjoyable resort community that everyone wants to visit. As a community, let's pray for the health and safety of all of our members and that, with the wisdom and guidance of those helping us, our community will flourish as we move forward.

Volunteerism is so very crucial to the stability and progression of our community. If you have read this letter and you question the Board's thought process or, if you agree with our plans and feel more needs to be done, please get involved. We are always looking for volunteers and we know that many owners have extensive skills, backgrounds and education which would greatly benefit the community if those talents were volunteered. If you are interested, please contact Megan Claypool at 573-552-8334 to find out how you can help serve the community we all love so much.

Thank you for taking the time to read this letter and we look forward to an exciting 2021 and beyond for this special community.

Sincerely,

Terry Bishop
Board President