

Community Contacts

**Missouri Association
Management, LLC:**
(573) 552-8334

Office Hours: 8:00 a.m.-5:00 p.m.
Monday-Friday

- Administration • Activities
- Owners' Services • Wastewater
- Architectural Control Administration

Owners' Services:
(573) 434-0021

Hours: 8:00 a.m.-10:00 p.m.
7 days a week

Camden County Sheriff:
(573) 346-2243

Wilson Toellner, CPA:
(573) 693-0600



MISSION STATEMENT

"To act as an objective body while maintaining and enhancing property values, representing property owners by enforcing the 'Declaration of Restrictive Covenants' and being financially responsible, all in the best interest of the community"

Published by Four Seasons Lakesites Property Owners Association and Missouri Association Management, LLC. Association Agent, 573-552-8334, for members in good standing.

2021 Annual Letter

Dear Four Seasons Lakesites Property Owners:

As we see 2021 wind down, we are looking at some big changes in 2022 Sadly, the closing of Regency Pool came at the end of the summer season, due to the extensive repairs required to keep it open. However, it is with anticipation (& patience!) that we look forward to the building of an Aquatic Center that will be located near the current Community Center. The new facility is in the works and as we all know, building in the current environment takes patience. It will be worth the wait to have a facility that can add an indoor pool, a hot tub, a splash pad and eventually an outdoor pool to our amenities in place of Regency Pool. Currently the Board is working with architects and contractors, but our hope is that building will start by spring.

Along these lines, the Regency Pool location will be repurposed, so if you have suggestions, please let our management office know.

We have continued to see a surge in building within the Association and welcome many owners who have spent so much more time at their properties over the past year. It's been a blessing that our area has been able to manage day-to-day operation without the shutdowns that so many other parts of the country have experienced.

During 2021, our management company has overseen numerous routine maintenance projects along with the following:

- Storage facilities have seen road improvements and addition of lighting and electrical outlets.
- Refurbishing of Pavilions, new bathroom floors, a couple of solar covers and updated safety equipment are just some of the maintenance that has happened at the pools.
- Completed a tennis court replacement and upgraded mulch at the Swim & Tennis playground
- Fitness Center has seen the addition of a weight bench, 2 ellipticals and 2 new treadmills

Due to the inflation we are all experiencing, dues will be increasing - \$20 for developed lots and \$10 for undeveloped lots. All work done in the Association is hired and labor costs have sharply increased. Fortunately, we have many loyal and hard-working vendors and contractors, so routine maintenance work continues as scheduled.

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2021 Annual Letter

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Fixed costs like Accounting and Management have minimally increased, enough to keep their employees and continue their great service. There are other contracts that run with the calendar year and we have not yet seen those increases, but anticipate they will be similar to inflation.

We look forward to continuing to revive the social events that had to be discontinued due to the pandemic. We have several events scheduled between now and the new year, so if you're in the area, consider joining your neighbors at one or more upcoming events. Again, if you have suggestions or want to be involved in the planning, call the management office. This is your Association!

As a reminder, the Board continues to enforce a collection policy and has had a great deal of success in collecting past due assessments. We do understand extenuating circumstances and will work with owners who find themselves in a difficult situation. This aggressive approach is not only the Board's fiduciary responsibility to all owners, but also necessary for the Association to avoid financial constraints or reductions in services.

As always, don't be left out! Please make sure we have your correct contact information. It is up to each owner to keep this up to date, whether it's a phone, an email or your mailing address.

Once again, a sincere thank you to our management company (MAM), our partners at Wilson, Toellner & Associates (our accountants) and the Camden County Sheriff's Office, along with our numerous volunteers and fellow members of the Board of Directors. On behalf of all, I'd like to wish you all a safe and blessed holiday season.

Sincerely,



Mary B. Bustin, President

Leaving for an Extended Period?

If you will be away from your residence for an extended period of time, we encourage you to contact the **Camden County Sheriff's Office at 573-346-2243** for Away from Residence Check.

Here are a few additional helpful reminders:

- 1) Have mail and newspaper stopped or forwarded.
- 2) Let your neighbors know your plans.
- 3) Placing one or two lamps on timers is a good idea. If you choose to put more than one light on timers, adjust the times so that the lights come on and



- go off at staggered times and place the timers in different rooms.
- 4) Keep landscaping clean and orderly.
- 5) Secure all windows and doors.
- 6) Unplug electrical appliances.
- 7) Set thermostat at a level adequate to keep the inside temperature above freezing.

2022 Four Seasons POA Annual Assessments



Horseshoe Bend

On Site	\$653
Grinder Pump	\$521
Gravity	\$521
Undeveloped	\$315

Shawnee Bend

On Site	\$846
Grinder Pump	\$714
Gravity	\$714
Undeveloped	\$373

Associate Members

\$315



Message from Horseshoe Bend Special Road District

When precipitation is in the forecast, our crews are ready. The Road District makes every effort to keep the roads clear. For your safety, the Road District asks that the right-of-way remains clear during snow events. This means removing all personal property (vehicles, trailers, etc.) from the right-of-way to allow our equipment the best access possible. Non-stationary property such as mailboxes and trash enclosures need to be made of durable material to withstand the velocity of snow coming off the plows.



Road crews work the primary roads first, then the secondary, and so on. Depending on the type of wintry weather, it could take time for the crews to get to your road; please be patient. Sign up for Road Condition Alerts at www.hdsrd.org.

ACC Update

Happy New Year from the Four Seasons POA Architectural Control Committee(ACC)!! 2021 was our busiest year since 2008. It is exciting to know that Four Seasons remains one of the most desirable places to build and live.

Winter is here and Spring is near so remember that tree removal can be approved in the winter. Our administrative staff will be happy to inspect trees and help in any way necessary.

Don't forget that tree removal and other projects do require permits, most permits don't require any kind of fee. Any questions regarding the permitting process can be addressed by our administrative staff at 573-552-8334.



Thank you and have the greatest of New Years!!

On-Site Wastewater System Inspections

There are more than 1,400 on-site wastewater treatment systems currently in use within the Four Seasons POA. As you can imagine, the process of inspecting every system is lengthy and continues throughout the year. And for those of you who reside here during the winter and early spring months, you may very well see our inspection staff in your yard and checking your system. Please do not be alarmed. We try to ensure that our inspectors wear clothing that identifies them as members of Missouri Association Management. However, during the winter months, when temperatures plummet and the heavy coats come out, it may be difficult to identify who these inspection individuals are. It should be noted that all of the vehicles that the inspectors use are identified with Four Seasons POA or Missouri Association Management emblems as well.

Shortly after your system inspection is completed, you will receive an inspection report. The report will inform you about the operating condition of your system and if there were any problems noted during the inspection. The report will also advise you on what steps to take should a problem be found. If you have any questions about the inspections, or the report you receive, please feel free to contact the **Environmental Services Department at 573-552-8334** and we will be happy to assist you.

Annual Deep Clean

Fitness Center

The Fitness Center will be closed from 7:00 a.m., Monday, January 3, 2022 until 5:00 p.m., Tuesday, January 4, 2022 for annual deep cleaning.



Community Center

The Community Center will be closed from 7:00 a.m., Monday, January 3, 2022 through 5:00 p.m., Friday, January 7, 2022 for annual deep cleaning.



Upcoming Events for 2022

January 1 – 2022 POA Assessments **DUE**

January 3-7 – Community Center and Fitness Center
Annual Deep Clean; watch for
scheduled closing of the Fitness Center

February 25 – 12pm-5pm Red Cross Blood Drive,
Community Center

April 16 – 10am-11:30am POA Easter Egg Hunt

April 22-24 – Spring Community Garage Sale

April 28-30 – Spring Community Clean Up

April 29 – 12pm-5pm Red Cross Blood Drive,
Community Center

June – Block Party

June 30 – 12pm-5pm Red Cross Blood Drive,
Community Center

August 25 – 12pm-5pm Red Cross Blood Drive,
Community Center

September 16-18 – Fall Community Garage Sale

September 22-24 – Fall Community Clean Up

October – Fall Fest

October 27 – 12pm-5pm Red Cross Blood Drive,
Community Center

December 4 – Magic of Christmas

December 8 – Santa Babes

December 10 – Kids Christmas with Santa

December 29 – 12pm-5pm Red Cross Blood Drive,
Community Center

Four Seasons POA Board Meetings, 3rd Monday of
the Month, each month (*unless otherwise advertised*)