

## 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.

## Fireworks!

As you plan your Fourth of July festivities, check out the calendar of events at [www.funlake.com/events](http://www.funlake.com/events) and take advantage of the many professional fireworks displays around the Lake area.

**Please keep these important tips in mind as you enjoy a Safe and Happy July 4th holiday!**

- The POA considers fireworks a nuisance, which is a violation of the Declaration of Restrictive Covenants.
- The Village of Four Seasons has a Fireworks Ordinance which states: *No Fireworks Allowed in the Village of Four Seasons* (per Chapter 18.19).
- The Sunrise Beach Fire Department states that residential fireworks must be 1.4g or less.
- The City of Lake Ozark prohibits fireworks usage in residential areas.
- The City of Osage Beach prohibits the use of fireworks at residences within the city limits. Large professional displays, sponsored by professional companies, must obtain a permit 7 days before the display. Likewise, the Osage Beach Fire Dept. prohibits fireworks within the Osage Beach city limits.

**SAVE**

**THE DATE**

**Four Seasons Property  
Owners Association  
Annual Meeting**

**Saturday, October 15, 2022  
10:00 a.m.**

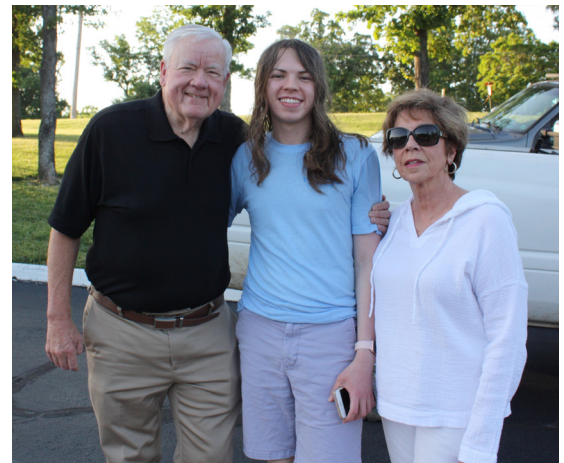
## RSVP's Still Matter!

POA events are scheduled in advance as it allows owners time to RSVP their intentions, while providing the planning team with a viable headcount. Please remember an RSVP is more than a nice gesture, it is **critical to the planning of a successful event**. An essential step in planning for each POA event is making appropriate arrangements for food, beverages, seating and more. So, we must rely on your assistance and ask you to please take time to properly RSVP to the events you plan to attend throughout the year. We look forward to seeing you!

## “And a Great Time was Had By All”

We are inspired by the incredible turnout for this year’s Annual Block Party. Over 700 owners and guests joined the management team and Board members, both past and present, to celebrate the ground-breaking ceremony for the new POA Aquatic Center. Everyone enjoyed the fish fry, live entertainment, games and, most-importantly, the chance to see old friends and make new ones as we celebrated this special event. Our guests for this very special ceremony included past Board members, representatives from the Lake Ozark Fire Protection District and the Camden County Sheriff’s office, as well as Peter and Susan Brown and their grandson, Cameron, who represents the third generation of the Brown family here in Four Seasons. Mr. Brown spoke during the ceremonial groundbreaking of how this community has not only lived up to but, has exceeded their dreams and how proud they are to have played a part of such a great community. To view all of the photos from the party, visit us at [www.fourseasonspoa.com](http://www.fourseasonspoa.com) or on our facebook page at Four Seasons POA.

Such an attendance makes everyone involved with preparing for these events feel so proud to work on behalf of such a great community association. Yes, it is hard work to stage an event of that magnitude, there is a lot of prior planning, coordinating with suppliers and vendors, set up and tear down and then simply working the event itself. At the end of the night, everyone was so excited because of the turnout and how much fun owners appeared to have. This also shows those of us who work at planning these events just how important RSVP’s are. When you have 400 RSVP’s and approximately 700 attendees, it becomes a challenge to make sure everyone has a great experience so, if you want to really have a good time, meet some really great people and enjoy some fantastic food and beverages, please remember to RSVP for the next POA event.



# One Appointed Director Position From Shawnee Bend For Four Seasons Lakesites Property Owners Association, Inc. \_\_\_\_\_



**Qualifications:** Any candidate for a Director's position must be a member in good standing of the Association by;

- a. Being current on all financial obligations to the Association.
- b. Not being a party to any legal action in which the Association is in an adversarial position to the candidate.
- c. Signing "Fiduciary Duties and Code of Conduct" statements that the candidate understands the responsibility and authority of a Director and to identify any possible conflicts of interest.
- d. The appointed position for this Director position must be from the Porto Cima neighborhoods on Shawnee Bend.

Board Directors must be able to commit the time necessary to responsibly fulfill their commitment to the organization. This includes: board training, analyzing financial statements, preparing budgets, being able to attend monthly work sessions and monthly meetings, participating in special meetings and working as a liaison for one or more volunteer committees. There is also a substantial amount of time invested in reviewing documents, visiting and reviewing on-site situations, attending social events and being prepared to assist in any other capacity required.

**Timeline:** If you are interested in volunteering on the Board, please call Missouri Association Management at 573-552-8334 or e-mail [dmiller@mam-llc.com](mailto:dmiller@mam-llc.com) to obtain the "Fiduciary Duties and Code of Conduct" statements. **The Statements must be postmarked by September 6, 2022.** Mail forms to Four Seasons POA, 2121 Bagnell Dam Blvd., Lake Ozark, MO 65049. Eligible candidates will be asked to interview with the current Board of Directors.

## Boat Launches \_\_\_\_\_

It's time to enjoy the lake and a time to be mindful of others! The POA has six boat launches which tend to be very busy this time of year. When using a boat launch please follow these guidelines:

- Place a note in your windshield displaying an address and phone number to contact you should an emergency arise and help us know if non-residents are using the launch.
- Park your vehicle & trailer to the side of the launch area, as far as possible, to allow space for others.



If you have questions or need to know where launches are located, please call Owner Services at 573-434-0021. Enjoy a safe fun summer!

## An Open Letter To All Porto Cima Property Owners



Dear Porto Cima property owners,

If you have been concerned about how dark it has been in your Porto Cima neighborhood or on your street, because of a streetlight that has been out, you are not alone and we apologize. There are about 5 locations in the Porto Cima area where, due to underground electrical wiring issues and automobile accidents, streetlights have been out for an extended period of time and we have not made the necessary repairs in a timely manner, neither to our satisfaction nor to yours. None of the needed repairs are as simple as replacing a bad light bulb or photocell and, there are several factors that have delayed the repair process; including, mother nature and a difficult labor shortage but, that shouldn't be your problem and we are working very hard to correct that. Please bear with us while we work this out and hopefully, we will all see the light at the end of the tunnel soon, pun intended.

## Pavillions: The Perfect Party Place!

Are you looking for a location to host a reunion, birthday party, church or group gathering? A POA Pavilion makes the perfect gathering place! Simply reserve one of the four pavilions available to POA members for a \$20 fee.

- 1) **Grand Point Pool Pavilion** – Located at 710 Grand Point Blvd. in Porto Cima. The Grand Point Pool Pavilion offers bocce ball, horseshoes, playground, swimming pool, charcoal BBQ grill, and picnic tables.
- 2) **Campground Pavilion** – Located at 187 Campground Road, approximately 4.5 miles down Horseshoe Bend Parkway. The Campground Pavilion offers a stage along with the pavilion, charcoal BBQ grill, picnic tables, swings, and fire pit.
- 3) **Bittersweet Pavilion** – Located at 901 Bittersweet Road. The Bittersweet Pavilion is a convenient place for a gathering with children. In addition to the pavilion, charcoal BBQ grill, and picnic tables, there is a swimming pool and baby pool.
- 4) **Swim & Tennis Pavilion** – Located at 462 Kay's Point Road. The Swim & Tennis Recreation Facility has many things to offer including a pavilion, charcoal BBQ grills, multiple picnic areas and tables. Also available is a playground, bocce ball, tennis, volleyball, pickle ball, shuffleboard, basketball, tether ball, in addition to a swimming pool and baby pool.



For more information or to reserve one of the pavilions, please call 573-552-8334.

## Grass and Landscaping

We all know that April showers bring May flowers, but it also brings tall grass and unwanted pests. As a friendly reminder of the POA Rules, please keep your lawn cut and remove any dead shrubs, trees, or grass. This is not just for aesthetics but also for safety! Snakes are prevalent and some of their favorite places to live and hide is tall grass and dead landscaping. So, for safety and to maintain the beauty of the community, we ask that you please be mindful of your yard so everyone can enjoy a safe and fun summer.



## Upcoming Events for 2022

Four Seasons POA Board Meetings are held the 3rd Monday of each month:

July 18 • August 15 • September 19 • October 17 • November 21 • December 19

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 15 – 10am ANNUAL OWNERS MEETING

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

October 29 – Fall Fest

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



## In-Season Yard Waste Hours

Please Note: Now through Labor Day the yard waste location is available as follows:

- Monday-Thursday — By **Appointment Only** – Call Owner Services at 573-434-0021.
- Friday-Sunday — Open from **11:00 a.m. to 1:00 p.m.**

## Water Aerobics

Is there a better way to exercise during the summer than having fun in the sun and pool while listening to great music with friends? We invite **ALL** POA members, men and women of all ages, to sign up for water aerobics and join us for an hour of summer fun!

**Swim & Tennis Water Aerobics Classes** are held on Mondays and Wednesdays from 11:00 a.m. to 12:00 Noon. The classes began on May 16th and continue thru Wednesday, September 7th. This self-instructed class includes fun stretching activities, cardio and strength building workouts, targeted for all levels of ability and set to music.

**Grand Point Pool in Porto Cima Water Aerobics Classes** are held on Mondays, Tuesdays and Thursdays from 3:30 p.m. to 4:30 p.m. The classes began on May 16th and continue thru Thursday, September 1st. The instructor is Sherry Lantz and classes include a wide range of exercises featuring cardio, stretching, and strength training.

Water Aerobics a great non-impact exercise and an opportunity to meet new friends and have loads of FUN! To sign up for classes, please call MAM at 573-552-8334 or send an email to: [drobotinett@mam-llc.com](mailto:drobotinett@mam-llc.com).

*Let's get in shape together while having fun in the sun!*



### ACC Update

Summer is in full swing! While daylight hours and temperatures peak, the ACC understands performing work early in the morning and later in the evening is tempting but, we must remind Owners that work should not commence prior to 7:00 a.m. nor continue past 7:00 p.m. Construction work is prohibited on Sundays and Holidays, unless special permission by the ACC is obtained.

The ACC would also like to remind everyone that now is the perfect time to keep an eye out for trees that may be dead or diseased. Permits are required to remove any trees over 6-inches in diameter, whether they are dead or alive. **There is no charge for a tree removal permit.** Please contact the administrative staff at 573-552-8334 for any tree removal questions.



Thank you for your cooperation in maintaining the Four Seasons Communities as one of the premier communities in the nation.

### Wastewater System Reminder

Summer has finally arrived, and many Four Seasons property owners are using their lake homes more frequently, making it a good time to remind homeowners of items that should not be put into your wastewater treatment system. Please remember to **never allow any of the following items to enter your system:**

Baby Wipes • Cat Litter • Cigarette Butts • Coffee Grounds  
Dental Floss • Disposable Diapers • Dryer Sheets • Ear Plugs • Fat  
Gasoline • Grease • Insect or Weed Killers • Lint • Mop Strings  
Motor Oil • Oils of any kind • Paper Towels • Paints & Thinners  
Photographic Chemicals • Plastic Products • Rag & Scouring Pads  
Rubber Products • Sanitary Napkins • Solvents • Tampons  
Toothbrushes • Towels & Washcloths

All of these items can have a detrimental effect on the operating condition of your system. Your treatment system, including those homes that utilize grinder pump stations, will handle all wastewater from your home and all items that are commonly disposed of by your plumbing system. However, by making sure that none of these items enter your system, you will decrease the risk of damaging it, possibly resulting in a costly repair bill. If you have any questions or concerns regarding your wastewater treatment system and its operation, please call the Environmental Services Department at (573) 552-8334.



### 2022 Managed Archery Hunt

Applications for the 2022 Managed Archery Hunt will be accepted from **July 1st to August 1st** with the drawing being held at the Four Seasons Community Center **August 13th at 10:00 AM.** Groups are still allowed, though the drawn hunter will be responsible for anyone that might hunt their area. **Applications must be received by August 1st** to be eligible for the drawing and the property owner, or their duly appointed representative, must be present at the time of drawing. Mail or drop off applications to Missouri Association Management, 2121 Bagnell Dam Blvd. Lake Ozark, MO 65049.



## **Four Seasons POA Managed Archery Hunt Application**

Sign up for the managed archery hunt will be open from **July 1st to the end of business on August 1st**. The draw will take place on **Saturday, August 13th** at the Four Seasons Community Center, at 10:00 AM. This form must be returned to the management office **no later than the end of business on August 1st** in order for you to be entered into the draw. The registered owner or a duly appointed representative must be present at the draw to be eligible. You may return this form by mail or drop it off at the management office.

**Four Seasons POA  
2121 Bagnell Dam Boulevard  
Lake Ozark, MO 65049**

**Name of Property Owner:** \_\_\_\_\_

**Lot and Subdivision Number:** \_\_\_\_\_

**Phone Number:** \_\_\_\_\_

**Name(s) of Guests (if applicable):** \_\_\_\_\_

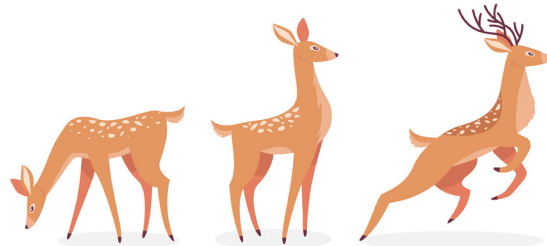
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\_\_\_\_\_

**Signature of Property Owner:** \_\_\_\_\_

**\*IMPORTANT\***

Each property owner is responsible for reporting harvested numbers, both for the individual and any guests that hunt under the property owner's name. These numbers are vital for continued deer population management on Horseshoe Bend and are required for future Archery Hunt eligibility.

Those owners who do not properly report harvested deer will be excluded from future hunting opportunities.





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