

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

8:00 a.m.-10:00 p.m. *until* Sept. 19th
8:00 a.m.-6:00 p.m. *after* Sept. 19th
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.

FOUR SEASONS LAKESITES PROPERTY OWNERS ASSOCIATION

NOTICE OF ANNUAL MEETING

Notice is hereby given that the Annual Meeting of the Four Seasons Lakesites Property Owners Association will be held the following date, time and place:

DATE: Saturday, October 15, 2022

TIME: 10:00 a.m.

**PLACE: Four Seasons Lakesites
POA Community Center**
36 Vintage Landing Dr.
Four Seasons, MO 65049
(located on Horseshoe Bend Parkway)

DATED: September 1, 2022

FOUR SEASONS LAKESITES
PROPERTY OWNERS ASSOCIATION, INC.

By:

Mary Bustin, Board President

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. Appointed person 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 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.

Storage Facilities _____

As many of you know, the POA offers fenced in secured storage for trailers, campers, etc. on Horseshoe Bend as well as in Porto Cima. These two storage facilities are at full capacity with a lengthy waiting list. To better serve all members of the POA, please alert Management if you are no longer in need of your space so that we may reach out to those who are patiently awaiting a spot to store their item.

Spaces are assigned to specific tenants so that we may maintain an inventory system to ensure all tenants have a space to park their storage item. There have been some issues with persons parking in the incorrect space, therefore, signs are hung with the tenant's space number so it is easier to remember exactly where to park. Please also remember that the trailer should be lined up in the middle of the space number sign to allow adequate space for all trailers to come and go safely.



National Good Neighbor Day

National Good Neighbor Day is observed annually on **September 28**. This day was created to acknowledge and celebrate the importance of a good neighbor.



It is a blessing to have a good neighbor, but it's even greater to BE a good neighbor. They watch out for each other, lend a helping hand and are there for advice when asked. Neighbors offer that cup of sugar when we are short, collect our mail when we are on vacation, watch our homes and sometimes watch our children and our pets. Simply put, being a good neighbor makes good neighbors and develops lifelong friendships.

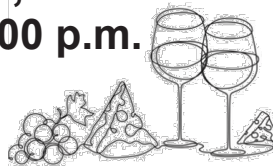
~ From: National Day Calendar!



WINE & CHEESE PARTY

September 9, 2022
4:00 p.m. – 7:00 p.m.

Community Center
36 Vintage Landing Drive



*You're invited to join your neighbors and friends
for a variety of wine, beer, cheese, etc.
and share your favorite memories of the summer!*

Please RSVP before 5:00 p.m. Wed., September 7th

Call: 573-552-8334

Email: events@mam-llc.com

Visit the **Four Seasons POA** Facebook page
or Website: fourseasonspoa.com

Amenity Closings

Bittersweet Pool
Tuesday, September 6

Grand Point Pool
Monday, September 19
weather permitting

Swim & Tennis Pool
Monday, September 19
weather permitting

Swim & Tennis Recreation Facility
Wednesday, October 31

Campground
Wednesday, October 31

Fall Garage Sales

September
16, 17 and 18
Sign Up Today!
573-552-8334 or
events@mam-llc.com



Storage & Fitness Center Contracts For 2023

The Storage and Fitness Center 2023 contracts and invoices will be distributed in November. If you do not want to renew your Storage or Fitness Center contract, please contact our office **prior to October 14, 2022** to avoid unnecessary charges to your account. You may call 573-552-8334 or email bluttrell@mam-llc.com if you have any questions.

Clean Out & Clean Up – September 22-24

After a long and busy summer, it's time to think about cleaning out those storage sheds and garages before the winter months arrive. Please review the storage facility hours of operation as they have changed:

Country Club Storage Facility

Thursday, September 22 – 8:00 a.m. to 5:00 p.m.
Friday, September 23 – 8:00 a.m. to 5:00 p.m.
Saturday, September 24 – 8:00 a.m. to 10:00 a.m. *(or until full)*

Porto Cima Storage Facility

Thursday, September 22 – 8:00 a.m. to 5:00 p.m.
Friday, September 23 – 8:00 a.m. to 12:00 p.m.
Saturday, September 24 – 8:00 a.m. to 10:00 a.m. *(or until full)*



This program has proven to be very successful and is typically scheduled for the weekend following the Fall Garage Sales. Property owners may drop off trash throughout the day on Thursday and Friday, and the morning of Saturday. Due to excessive use at recent clean-up events, the POA is limiting individuals to a maximum of 3 loads throughout the event. Should you have any questions please call: 573-552-8334 or 573-434-0021.

THE FOLLOWING ITEMS CANNOT BE ACCEPTED:

- YARD WASTE (*LEAVES, GRASS, LIMBS*) • BATTERIES • APPLIANCES* – ALL • HAY
- WASTE OIL • EXPLOSIVES, HIGHLY FLAMMABLE OR VOLATILE SUBSTANCES
- BULK LIQUIDS: PAINT, FREON, ANTIFREEZ PESTICIDES • ANIMAL MANURE
- RADIOACTIVE MATERIAL • PCB's (*Polychlorinated Biphenyls*) • TIRES
- REGULATED INFECTIOUS WASTE • SEPTIC TANK PUMPAGE OR RAW SEWAGE SLUDGE

**Larger items and appliances may be recycled at the following locations:*

Rock Island Iron &
Metal Recycling
401 East 8th Street
Eldon, MO 65026
573-392-3727

Reed's Automotive
20 Twiggy Lane
Eldon, MO 65026
573-392-3590

Reed's Iron & Metal
242 State Road A
Linn Creek, MO 65052
573-873-7222



Autumn

Upcoming Events for 2022

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

September 19 • October 17 • November 21 • December 19

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 – Trunk or Treat & Movie Night

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



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!

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!



We Love Our Pets... But, Not Their Waste!

When walking your dog anywhere in the POA, please be responsible for the immediate clean-up and proper disposal of your pet's waste.

Yard Waste Dumpsite Update

In 2017, the POA entered a joint effort with the Developer, Four Seasons Lakesites, Inc., to utilize an area of undeveloped land off Horseshoe Bend Parkway to provide owners a place to dump typical yard waste materials. For the past five years, this opportunity has been very well received and has been utilized by many property owners; however, there has recently been a substantial increase in instances of abuse.

The POA would like to remind everyone of a few simple rules regarding this limited-use facility.

- ❖ Grass clippings, leaves, small ornamental plants that have died, etc. are the only items that may be brought to the dumpsite. No tree roots, tree stumps, tree trunks, household waste, furniture, appliances, or other such items are acceptable.
- ❖ Commercial landscaping contractors are not allowed to dump in this area unless they are working for a specific property owner who has contacted Owners Services or Management in advance to advise who the contractor is and what they will be dumping.
- ❖ Typically, you may plan to bring your yard waste material to the facility on Mondays through Fridays, between 11:00 a.m. and 1:00 p.m.; however, we ask that you please call the Owners Services Department at 573-434-0021 or the POA office at 573-552-8334 to make prior arrangements for dumping.
- ❖ Property owners, or their designated contractors, are NOT permitted to dump in the area without an Owners Services or Management representative present.
- ❖ During periods of precipitation, we will close the site to avoid vehicles getting stuck or creating ruts that others will have to navigate.
- ❖ Any individuals found entering or using the facility without an Owners Services or Management representative present will be considered trespassing and will be charged accordingly.
- ❖ The Owners Services Department will be vigil in their efforts to keep property owners and outside contractors from abusing this opportunity to avoid ruining this unique program for the benefit of all Four Seasons property owners.

Your Board of Directors and Management team would like to thank you in advance for your cooperation and your support of this very special program.

Yard Waste Disposal and Off-Season Hours

Owners may contact the Owners' Services Department to pre-arrange a scheduled appointment for dumping yard waste. Starting **September 19th** the yard waste location is available as follows:

- **Sunday–Saturday** (*By Appointment Only*)
Open from **11:00 a.m. to 1:00 p.m.**
- Call Owner Services at **573-434-0021**.

The following items will be accepted:

- Grass Clippings • Dead shrubs & bushes
- Twigs, tree limbs & branches • Leaves
- Old mulch • Dead or dying flowers

The facility will not accept landscape rock, landscape cloth, steel or plastic edging or any inorganic materials that will not compost.



Fall Clean-Up: Leaves and Yard Waste

As autumn approaches and leaves fall from trees, please remember you may dispose of leaves and other yard waste at Four Seasons POA. Simply call the Owner Services Department (573-434-0021) to make an appointment to open the area or take advantage of other approved means of disposal.

Ameren-MO does not allow leaves to be blown or dumped into the lake and does not allow burning leaves along the shoreline.

Horseshoe Bend Special Road District prefers that any leaves blown into the roadside ditches are burned. When burning leaves in the ditches make certain the leaves are far enough away from the pavement to prevent damage.



Please remember to obtain a Burn Permit and check with your local fire protection district to ensure it is safe to burn the day you are burning leaves or other yard waste!

- Sunrise Beach Fire Protection District Burn Permits can be obtained on their website: <http://sbfpd.org>
- The Lake Ozark Fire Protection District provides an automated telephone system for Burn Permits at 573-365-6407.

Fires MUST be attended at ALL times and fully extinguished prior to leaving the burn site.

Multi-Flo Systems Unique Service Requirements

In an effort to keep Four Seasons property owners informed, we would like to take this opportunity to advise owners who have Multi-Flo systems about their unique service requirements. Although the P.O.A. provides the pump-out of these systems approximately every three years, the pump-out is NOT automatically scheduled because the sock filters utilized in these systems need to be serviced at the same time. **It is the owners' responsibility to have the sock filters serviced.**

Since the pump-out and the sock filter service must be a coordinated effort we ask owners with a Multi-Flo system to please contact the Environmental Services Department at (573) 552-8334 to determine if it is time for your system to be serviced and to schedule the pump-out if necessary.

If you're not sure you have a Multi-Flo system or you have any questions about your wastewater treatment system and its operation, please call the Environmental Services Department at (573) 552-8334.

Owner Services'

Off-season hours are from **8:00 a.m. to 6:00 p.m., seven days a week.**

The off-season coincides with the time when the heated swimming pools are closed which, in the case of this year, will start on **Monday, September 19th.**

2022 Managed Archery Deer Hunt



The drawing for the Annual Managed Archery Deer Hunt has been completed.

Management would like to remind all property owners that Archery Deer Hunting season is from **September 15, 2022 through January 15, 2023.** Vehicles belonging to authorized hunters should have a pink or yellow parking tag displayed on the dashboard. Report all deer to Missouri Conservation and Missouri Association Management.

If you have any questions, concerns or comments please contact Scherrlyn Lennemann at Missouri Association Management, 2121 Bagnell Dam Blvd., Lake Ozark, MO 65049.

Please Note: If your name was drawn on August 13th your survey must be received before February 28, 2023.



2121 Bagnell Dam Blvd. • Lake Ozark, MO 65049
573-552-8334



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