

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.-6:00 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.

Hello Four Seasons Owners,

While 2022 has been a challenging year for a variety of reasons, it was also a good year in that we saw an end to the Covid precautions that kept many from traveling and socializing. With any luck, those days are behind us and some semblance of normalcy is ahead. As we look to 2023, the biggest concern for many is the resurgence of inflation that we haven't seen for years. Like each of you, the Association is seeing increased costs everywhere we look and as a result the annual Association dues are also set to increase, roughly 10%. The Board sets the budget for the entire following year in August which is tough when inflation continues to rise. We will, nonetheless, do our best along with MAM, our management company to save whenever possible. **Please remember, assessments will be sent in the fall and due by January 1.**

ASSOCIATION NEWS:

5th Amended Declaration and Restrictive Covenants - Perhaps the biggest accomplishment of the Board over the past couple of years is the revision of our governing documents. The last revision was in 2008/2009. There are several noteworthy changes in the 5th Amended Governing Documents... new category of assessment for newly replatted lots (all previous replats are grandfathered in and will not be affected), potential for a 7-member Board and a means to update the documents going forward.

Most other changes are small, but I would encourage you to read them when they are made available on the website. You can also request and pick up a hard copy from MAM.

The Builders Guide - Thanks to our Architectural Control Committee (ACC), an updated version of the Builders Guide, has also been drafted and will be made available on the website soon.

Aquatic Center - Building is finally getting underway, with Otker Construction. The project is expected to be completed late next summer. It will include an indoor pool, an outdoor pool and an outdoor splash pad for the children.

There will be an opportunity for owners to purchase bricks for the walkway and/or tiles for the interior wall as a means of contributing to the Aquatic Center. Always a good gift! Details for that project will be on the website as soon as they are available.

Waste Site - which was offered as a temporary solution is scheduled to close this year. The Board will investigate other options for this service to our owners.

Continued on page 2

Continued from page 1

Pickleball Courts - New courts are being installed at the Grand Point Pool and lines have been added to the upper tennis court at the Swim & Tennis Pool area.

Lastly, and I say this every year, but it is so important... it is your responsibility to keep your information with the Association updated. Your address, cell phone and email or preferred contact method will never be shared.

As always, huge THANK YOU's go out to MAM (management), WTA (accounting), Camden County Sheriffs (security) and all of you who make our lives easier.

Sincerely,

Mary Bustin
President



2023 Four Seasons Annual Assessments

Improved Lots Horseshoe Bend

On Site	\$723.00
Grinder Pump	\$574.00
Gravity	\$574.00

Improved Lots Shawnee Bend

On Site	\$960.00
Grinder Pump	\$801.00
Gravity	\$801.00

Unimproved Lots Horseshoe Bend

\$351

Unimproved Lots Shawnee Bend

\$432

Book Your Holiday Parties Now!

It's hard to believe Christmas and the start of 2023 are just around the corner – this has been an exciting year for the POA to celebrate as it comes to a close. When you start to think about cuddling around the fire, listening to holiday music, and putting up the holiday decorations don't forget to consider having a holiday gathering at the Community Center. Just think of the large space you'll have and all the pre-party cleaning you can avoid.



The Community Center maximum capacity is 90 persons and offers beautiful white china place settings for 72 people, as well as several styles of wine glasses. The Community Center will be fully decorated for Christmas by Thanksgiving.

If you are interested in booking a party, you may contact the Management Office at 573-552-8334 or bluttrell@mam-llc.com.

Holiday Hours of Operation

As the holiday season approaches, please make note of the hours of operation for Missouri Association Management, LLC (MAM) and Wilson Toellner & Associates (WTA) – CPA.

THANKSGIVING:

MAM: Closed November 24th and 25th

WTA: Closed November 24th and 25th

CHRISTMAS:

MAM: Closed December 26th

WTA: Closed December 23, 2022 - January 2, 2023

NEW YEARS:

MAM: Closed January 2, 2023

WTA: Closed December 23, 2022 – January 2, 2023

Normal Business hours will resume on January 3, 2023.

Enjoy a Safe and Happy Holiday Season!

No Dumping!

Roadside dumping is an ongoing issue in the POA for Owners' Services. If you witness any suspicious dumping, please contact Camden County Sherriff's Office at 573-346-2243; or, Management at 573-552-8334; or, Owners' Services at 573-434-0021.

Importance of Paying Assessments on Time!



The Four Seasons Lakesites POA, Inc. is a deed restricted community managed by an elected Board of Directors who are owners within the community. These Directors are assigned the task of following the original developers Declaration of Restrictive Covenants in making decisions and budgeting for the needs of the Association; they do this alongside a management company who carries out the actions of which have been determined. To fund the operation of a Property Owners Association (POA), there is a yearly assessment owed by each property owner of developed and undeveloped property as well as associate members. The amount of the annual assessment is carefully determined by the Board of Directors every year after reviewing budgets, cost prospectus, risk analysis, and proposed replacement or updating of amenities and structures.

The importance of paying assessments and paying them on time is crucial to the operation of your community. Assessment invoices will be mailed to each owner following the Annual Owners Meeting and are due January 1st each year. Unpaid assessments accrue late fees and interest on a monthly basis. The management company will make direct phone calls to any owners with a delinquent account (current year only). If the assessment payment is not received by **March 1st**, a lien will be placed on the property while late fees and interest continue to accumulate on a monthly basis. On **October 1st**, delinquent accounts will be turned over to legal counsel for collections.

Since implementing the new Collections Policy, uncollected assessments have dropped significantly. Paying annual assessments in a timely manner increases the amount of time the Board of Directors and management company can spend focusing on improving the beautiful Four Seasons Lakesites POA.

Community Center and Fitness Center January Closing Dates

The Community Center will be closed from Monday, January 2nd through Friday, January 6th, for deep cleaning & maintenance services. All regularly scheduled group activities and private parties will be suspended during that time to allow housekeeping and maintenance personnel time to check and clean the facilities for the new year.

The Fitness Center will be closed from Tuesday, January 2nd through Wednesday, January 3rd also, for cleaning and disinfecting services.

If you have any questions, please feel free to contact Missouri Association Management at 573-552-8334.



Country Club & Porto Cima Boat Storage Facilities

Four Seasons POA provides fenced in storage areas at 1522 Country Club Drive on Horseshoe Bend and 134 River Birch Court in Porto Cima. These storage areas are contracted spaces for POA members in good standing with yearly rates of:

- 14-foot-wide space = \$200
- 11-foot-wide space = \$180
- and 9-foot-wide space = \$160.

The 2023 Storage Facility Contracts will be mailed the first part of **November**. If current tenants wish to cancel their contract for 2023, please contact the management office **immediately** at 573-552-8334 or email drobinett@mam-llc.com.

Owner Services'

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



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 harvested deer to Missouri Conservation as required 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.

Ho! Ho! Ho! It's Santa!

Hey, POA Kids... Santa has confirmed with the Four Seasons POA that he will visit the **Community Center from 10:00 a.m. to 11:30 a.m. on Saturday, December 10th** to take pictures and gather your "wish-lists" for Christmas!



There will be Christmas fun and snacks for all, not to mention Jolly Old Saint Nicholas!

Although this is a *FREE* event, we ask you to **PLEASE RSVP** to the Management Office at 573-552-8334 or events@mam-llc.com by 5:00 p.m. Wednesday, December 7th.

Share in the Magic of Christmas!

You're invited to share in the magic of Christmas with the Four Seasons Lakesites POA and Social Committee at the Community Center, **Sunday, December 4th from 6:00 p.m. to 9:00 p.m.** It will be an evening of good food, fun and entertainment!



Appetizers, refreshments and desserts will be provided along with soda, coffee, tea, water, beer and wine. **The cost of the event is \$10 per person (due prior to event).** Dress code is Christmas Casual.

PLEASE RSVP to the MAM office by Wednesday, November 30th.

Santa Baby, I've Been an Awfully Good Girl!

The Annual Santa's Babes Christmas Luncheon will be held on **Thursday, December 8th at 1:00 p.m.** You will be served a festive plated lunch with specialty cupcakes for dessert. The libations for the afternoon will consist of coffee, sweet or unsweet tea, water, wine and beer. Our entertainment for the afternoon will be the School of the Osage choir, Les Chanteurs, sharing their beautiful voices singing Christmas carols. The attire is Christmas Casual and the cost of this event is **\$5 per person.**



Don't be *naughty*... PLEASE be a *good little girl on Santa's Nice List* and **RSVP** to the Management Office by **December 6th: 573-552-8334 or events@mam-llc.com**.

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!

Covenant Violations

Your Board of Directors and Missouri Association Management have diligently worked to develop procedures for reporting, verifying, tracking and gaining compliance of reported covenant violations in our community; when a violation is reported, specific steps are followed. If you report a violation and you do not see immediate action, please know the process of gaining compliance is in progress.

For violations (other than animal complaints and tall grass) the property owner will receive a warning letter, as well as a courteous phone call when possible, to inform them of the violation. At that time, the property owner is given 7 days to allow them to remedy the violation. If not corrected within that time period, a photo of the violation will accompany a follow-up letter and the first fine is issued. This procedure (photo, letter & fine) is repeated every 7 days, until the violation is remedied.

The fines for non-compliance escalate as the process continues and if this process fails to gain the desired corrective actions, the Board of Directors will refer the matter to the association's legal counsel for legal action. Because of the potential urgency of animal complaints and tall grass, these violations are handled differently and are handled on a case-by-case basis.

The Owner Services representatives regularly drive through the community to help homeowners, and answer questions. Although we can provide the status of a violation, details cannot be shared. Please feel free to call your Owner Service Department at 573-434-0021 as we look forward to assisting you!

Yard Waste Disposal Ending December 31

Yard waste disposal at the Four Seasons POA will close permanently on December 31st. Until that time, you may schedule an appointment on a Friday, Saturday or Sunday by calling 573-434-0021 to dump yard waste. Please remember, only the following items will be accepted:

- Leaves • Grass Clippings • Dead Shrubs & Bushes
- Small Twigs, Tree Limbs & Branches (*fire-starter size*)
- Old mulch • Nuts • Pinecones

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



Upcoming Events for 2022 and 2023

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

November 21 • December 19

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



January 1, 2023 – POA Assessments Due



ACC Update

The members of the ACC would like to wish all Property Owners a happy, healthy, and safe Thanksgiving. The ACC would like to give thanks to all members of the community that have taken time to obtain permits for a variety of projects throughout the year.

Remember, projects that alter the exterior portions of your property require a permit from the ACC and may require permits from other governing entities.

The administrative staff of the ACC will be happy to help you with the permitting process and do their best to inform owners if any other governing entities will require permits.

A gentle reminder that the deadline for lot combining applications was September 30, 2022. No new applications for combining lots will be accepted until January 1, 2023.



Limit Grease to Benefit Your Grinder Pump System

While there are many things that can cause a grinder pump system to stop functioning properly; the most common is grease entering the system. Although it isn't something that most people think about, it is very important to limit the amount of grease that enters your grinder pump system. Grease entering your system has a negative effect because over time it will collect on the components that control the pump causing it to run excessively. At the very least this can shorten the life of the pump or worst-case scenario it can cause the pump to overheat and fail.

To dispose of grease, it is recommended to collect grease in an empty coffee canister and simply throw out with the rest of the garbage when the canister is full. A suggestion to help control residual grease is once a month pour a small bottle of dish soap down your drain while running hot water. This will help to breakdown any grease residue in your system.

It's worth noting that grease not only has a negative effect on a grinder pump system, but on all types of wastewater treatment systems as well. This includes the individual onsite aerated treatment systems utilized by many Four Seasons properties. It is for this reason that we ask every Four Seasons homeowner to refrain from putting grease down their drains. If you have any questions regarding this topic or your wastewater treatment system in general, please call the Environmental Services Department at (573) 552-8334.

Winterizing Reminders...

With many residents being seasonal, please review the list below for helpful reminders to keep your Lake home safe throughout the winter season and cold temperatures. Management wishes you all a safe & sound and healthy winter season.

- Detach garden hoses from spigots, drain the hoses, and put in storage. Shut-off valves and insulate the faucet.
- Trim trees and remove dead branches and clean-up debris from your yard. Ice, snow and wind can cause branches to fall and potentially damage your property.
- Check smoke detectors; replace batteries. Residential fires are more common in winter, so it is important that all smoke detectors function properly. Carbon monoxide detectors are highly recommended to avoid inadvertently trapping the toxic gas in your home.
- Chimneys and furnaces should be serviced at least once a year to clear any buildup and to keep them operating efficiently.
- Clean gutters from buildup of leaves and debris so ice and snow do not create a dam causing potentially bigger issues and causing leaks.
- Pipes in exterior walls need to be insulated.
- Switch the water heater and water softener to vacation mode or turn off at the breaker box.





*Happy
Holidays*

from

**MISSOURI
ASSOCIATION
MANAGEMENT
& BOARD OF
DIRECTORS!**





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



Inside the Press

2022 Annual Letter	Page 1 & 2
2023 Four Seasons POA Annual Assessments.....	Page 2
Book Your Holiday Parties Now!	Page 2
Holiday Hours of Operation.....	Page 2
No Dumping!	Page 2
Importance of Paying Assessments on Time!.....	Page 3
Community Center and Fitness Center January Closing Dates.....	Page 3
Country Club and Porto Cima Boat Storage Facilities.....	Page 3
2022 Managed Archery Deer Hunt.....	Page 4
Ho! Ho! Ho! It's Santa!	Page 4
Share in the Magic of Christmas!	Page 4
Santa Baby, I've Been an <i>Awfully</i> Good Girl!	Page 4
RSVP's Still Matter!	Page 4
Covenant Violations.....	Page 5
Yard Waste Disposal Ending December 31.....	Page 5
Upcoming Events for 2022 and 2023.....	Page 5
ACC Update	Page 6
Limit Grease to Benefit Your Grinder Pump System.....	Page 6
Winterizing Reminders.	Page 6