

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

NEW Governing Documents

The 5th Amended and Restated Declaration of Restrictive Covenants

It is hard to believe but, it has been 13 years since the Developer recorded the 4th Amended and Restated Declaration of Restrictive Covenants, essentially conveying his rights and authority to the association and its membership. Since that time, there have been several areas of the documents that needed to be updated or amended.

The developer approved and signed off on the 5th Amended and Restated Declaration of Restrictive Covenants on December 1st and they have been recorded with the Recorder of Deeds office of both Camden and Miller counties.

The most significant changes to the documents include modifications to the replat procedures and the coordinating assessment for replatted properties, an allowance for the possibility of having a seven-member Board of Directors if warranted and a provision to amend the governing documents in the future. There were additional minor changes as well that each property owner should familiarize themselves with.

In an effort to reduce paper consumption, these documents are available for review and/or download from the Association's website; www.fourseasonslakesites.com. If you would prefer to obtain a printed version of this document, please feel free to contact the management office (MAM) at: 573-552-8334.

If after reviewing you have any questions, please feel free to contact Della Miller or Russ Mitchell at MAM or any Board Member.

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

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.

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 property.

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 3rd through Wednesday, January 4th also, for cleaning and disinfecting services.

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



A Message From Horseshoe Bend Special Road District



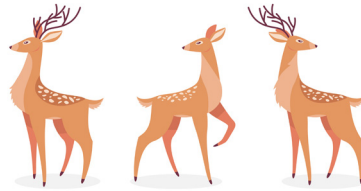
When precipitation is in the forecast, our crews are ready! The Road District makes every effort to keep the roads clear. For your safety, the Road District asks that the right-of-way remains clear during snow events. This means removing all personal property (vehicles, trailers, etc.) from the right-of-way to allow our equipment the best access possible. 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 online for Road Condition Alerts at www.hbsrd.org.



Deer Hunters:

Please remember to turn in your surveys for both Season 1 and Season 2 in order to be eligible for the Annual Managed Archery Deer Hunt drawing. All surveys must be submitted **no later than February 28th**.



If there is something you would like to let us know that is not covered by the Survey, please write it on a separate sheet of paper and submit it with the survey. We are always trying to improve the experience and suggestions are very helpful.

Please stop by the Missouri Association Management Office to leave your survey with the receptionist, or you may hand it to me if I'm in the area. Scherrlyn Lennemann • Missouri Association Management • 2121 Bagnell Dam Blvd. in Lake Ozark.

Thank you.

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.



Camden County Road and Bridge

Camden County Road & Bridge has requested all Sunrise Beach residents to refrain from parking on county roads and cul-de-sacs during snow events to make room for county snowplows.

Any vehicle that impedes snow removal may be towed at the owner's expense to allow the County to provide the services desired.



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!*

Upcoming Events for 2023

Four Seasons POA Board Meetings are held the 3rd Monday of each month (*unless otherwise advertised*).

January 1 – POA Assessments Due



**board
meeting**

January 2-6 – Community Center CLOSED for Deep Cleaning and Maintenance



January 3-4 – Fitness Center CLOSED 8:00 a.m. January 3rd through 5:00 p.m. January 4th

February 23 – 12 p.m. to 5 p.m. Red Cross Blood Drive, Community Center



April 8 – 10 a.m. to 11:30 a.m. Easter Celebration



April 21-23 – Spring Community Garage Sales



**Spring
CLEAN UP**

April 27-29 – Spring Community Clean-Up

April 27 – 12 p.m. to 5 p.m. Red Cross Blood Drive, Community Center



June 17 – Block Party

BLOCK PARTY

June 24 – Back up date for Block Party

June 29 – 12 p.m. to 5 p.m. Red Cross Blood Drive, Community Center



August 24 – 12 p.m. to 5 p.m. Red Cross Blood Drive, Community Center



September 22-24 – Fall Community Garage Sales



**FALL
CLEAN UP**

September 28-30 – Fall Community Clean Up

October – Fall Fest

**FALL
FESTIVAL**

October 14 – 10 a.m. Annual Owners Meeting, Community Center



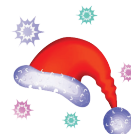
October 26 – 12 p.m. to 5 p.m. Red Cross Blood Drive, Community Center



December 3 – 6 p.m. to 9 p.m. Magic of Christmas



December 7 – 12 p.m. to 3p.m. Santa Babes



December 9 – 10 a.m. to 11:30 a.m. Kids Christmas with Santa



December 28 – 12 p.m. to 5 p.m. Red Cross Blood Drive, Community Center



ACC Update

Happy New Year from the Four Seasons POA Architectural Control Committee(ACC)!! 2022 was a great year. We didn't see as many new homes as 2021 but we are still growing and going strong!

Welcome to Winter at the Lake. We can go from freezing weather to Water Skiing weather in one week, if you don't mind wearing a wet suit. We can still inspect any trees that you think might be a hazard.

Don't forget that tree removal and many other exterior 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!!



Yard Waste Site

A couple years ago, the POA with the Developer's blessing identified a piece of non-POA land to use as a location for owners to bring yard waste (small amounts of leaves, small twigs and grass clippings). Unfortunately, not only has the usage far exceeded what is reasonable for the area, it has also been abused by a number of owners and contractors. The result is that the POA has had to spend quite a bit of personnel time and unbudgeted money to clean it up and return it to an environmentally sound piece of property. Therefore, after a lot of discussion by the Board, as previously announced, it will be closed after December 31, 2022.

It was a nice convenience while it lasted, but it was never an amenity and never even POA property. If however, the Board can identify some POA common ground that might serve this purpose and decide to direct resources to maintain it or determine how to fund it, perhaps there will be an option for a yard waste recycling site in the future.

As of now, all owners are asked to refrain from attempting to use the old facility and are asked to please remind your contractors to do the same. Just as a reminder, it is **not legal to blow leaves into the lake** (per the DNR) and it is legal to burn, but you will need to notify the Sunrise Beach or Lake Ozark Fire Departments before doing so.



How We Determine When To Pump Wastewater Treatment Tanks

Many Four Seasons homeowners are aware of the fact that the Four Seasons Property Owners Association has your onsite aerated treatment tank pumped out for you as a part of your annual assessment. What you may not know is how we determine which tanks are to be pumped and when. In general, each tank is pumped out every three (3) years. The Environmental Services Department keeps a master list of all of the properties which utilize an onsite treatment tank and when they were last pumped out. We then compile a list of tanks that are due to be pumped and provide it to the pumping company.

The one exception to the three-year rule is for homes that utilize Multi-Flo treatment systems. Although the POA provides pumping of these systems approximately every three years they are not automatically scheduled due to the sock filters utilized in this type of system. The sock filters need to be serviced at the same time the tank is pumped out. Owners of Multi-Flo systems need to be aware that it is your responsibility to have the sock filters serviced AND required to contact the Environmental Services Department to coordinate pumping out the tank at the same time.

If you have any questions about this topic or your wastewater treatment system in general, please call the Environmental Services Department at (573) 552-8334.



Inside the Press

NEW Governing Documents	Page 1
2023 Four Seasons Annual Assessments.....	Page 1
Importance of Paying Assessments on Time!.....	Page 2
Community Center and Fitness Center January Closing Dates.....	Page 2
A Message From Horseshoe Bend Special Road District.....	Page 2
Deer Hunters	Page 3
Winterizing Reminders.	Page 3
Camden County Road and Bridge	Page 3
RSVP's Still Matter!	Page 3
Upcoming Events for 2023.....	Page 4
ACC Update	Page 5
Yard Waste Site	Page 5
How We Determine When To Pump Wastewater Treatment Tanks.....	Page 5

