

## 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.

## 2023 Four Seasons POA Easter Celebration

**Saturday, April 8th, 2023 – 10:00 a.m. to 11:30 a.m.**

*Here comes Peter Cottontail Hoppin' down the bunny trail!*



Please join us for our Annual Easter Celebration at the Four Seasons POA Campground located at 187 Campground Rd. for an Easter Egg Hunt and pictures with the Easter Bunny!

Refreshments will be provided as well as treats and goody bags for all the children.

In case of rain, we will move the Easter Celebration inside at the Community Center.

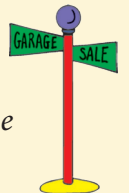
Please RSVP by April 7th by calling 573-552-8334 or e-mail to [events@mam-llc.com](mailto:events@mam-llc.com).

## Four Seasons POA Annual Spring Garage Sale - April 21, 22 and 23

*It's time to clean out your storage and welcome spring!*

Spaces for sales will be available at the **Four Seasons POA Campground** located at 187 Campground Rd. *NO sales will be allowed at the Community Center parking lot.*

The list of Garage Sale Addresses will be available **after 1:00 p.m., Thursday, April 20th**, online at [www.fourseasonsposa.com](http://www.fourseasonsposa.com), or on the Four Seasons POA Facebook page, or at the Missouri Association Management office located at 2121 Bagnell Dam Blvd. Lake Ozark. Sign up by contacting: Dana Robinett at 573-552-8334 or [drobinett@mam-llc.com](mailto:drobinett@mam-llc.com).



## Let's Be Social

Although the Social Committee has some great ideas for future social events, we would love to hear your ideas!

If you are interested in participating on the Social Committee please contact our Activities Director, Dana Robinett, at 573-552-8334 for information.

*NOTE: Social Committee Meetings are held on the first Thursday of the month at 2:00 p.m. at the Community Center.*

### **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.fourseasonspoa.com](http://www.fourseasonspoa.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.

### **Noise Nuisance**



The loudest noise in recorded history occurred in 1883, when the Krakatoa volcano exploded.

Try telling that to someone who lives close to a barking dog. As anyone who has been awakened at 3:00 a.m. can attest, barking dogs can be an incredible annoyance. To make matters worse, they rarely bark once. While the Krakatoa eruption was certainly loud – it was heard nearly 3,000 miles away – the explosion was fast and furious. By contrast, barking dogs tend to bark constantly, often in the middle of the night.

The Property Owners Association (POA) Management Office has received many complaints about barking dogs and dogs running loose. Every owner has the right of “quiet enjoyment” such as sleep and taking a walk without fear of being bitten or intimidated by a loose dog. Unconfined dogs, outside of their owner's control, will be subject to a fine and the offending dog may be impounded or possibly euthanized.

If you have a dog, please be considerate of your neighbors by keeping the dog under your control at all times. If your dog continually barks, please keep it inside your house to prevent the barking from becoming a nuisance. If you have any questions or concerns regarding animal restrictions, please call the Management Office at 573-552-8334. To report a barking dog or if you observe a dog running loose, please contact our Owner Services' Department at 573-434-0021.

### **Spend A Night Under The Stars**

The **Four Seasons POA Campground will open the last weekend in March**, weather permitting. The campground offers 10 RV/Camper hook-ups (30/50 AMP and water) for \$35 per night and 8 tent sites (110 volt and water) for \$10 per night, with picnic tables and fire rings at each of the 18 camping sites. There is also a bathhouse with men's and women's shower, laundry facilities, pavilion with charcoal grill and large fire ring, swings, and a stage, where we periodically host events.

If you want to get out of the house and into nature while spending quality time with family and friends, or looking for a fun experience for your visitors, please contact the POA Office for reservations at 573-552-8334 or email [events@mam-llc.com](mailto:events@mam-llc.com).



**TAKE ME OUT  
TO THE  
BALL GAME**

*Spring Social!*

March 30  
5 - 8pm

*Door Prizes!*

*Ballpark Food!*

**Wear Your Team Colors and  
Join Us for Opening Day!**

**\$10 In Advance or \$15 at the Door**

POA Community Center  
36 Vintage Landing Dr

\*RSVP by March 24th: 573-552-8334 or [events@mam-llc.com](mailto:events@mam-llc.com).

Adults Only

Please bring ID to drink



## 2022 Seasons Ridge Ladies Golf Highlights

*Submitted by: Pat Jenkins, Publicity*

Encore Lakeside Grill and Sky Bar was the setting for the Ridgerunners closing luncheon for the 2022 golf season. Laughter filled the air as we all recalled some of the fun things that happened on the course. Also, at the luncheon, D'Ann Reyering, our Prizes & Awards Chairwoman, gave a report on who made birdies and eagles throughout the season. She also dispersed cash winnings to those ladies that won a "skins" at our annual Skins Game.

The following are our Annual Scheduled Events throughout the season:

- An opening luncheon in March
- Member/Guest Day on our Thursday day of play in June
- Our Club Champion/Low-Net Champion
- Skins Game
- Closing Awards Luncheon/New Officers (listed below) in late September



We enjoy welcoming new members. The Ladies League is an 18-hole league meeting each Thursday at 8 a.m. from April 1 to October 1. In addition, we have a 9-hole league which also meets on Thursday mornings at 9 a.m. We would like for you to join us for some great days of golf with great ladies. Some of our "snowbirds" do not get back until the first of May and that is just fine with us. You can still join us! If you are interested in joining or have any questions, please contact Lisa Tussey, President, at 573-480-3258 or the Pro Shop at the Ridge at 573-365-8544.



**LADIES RIDGERUNNER OFFICERS:** (left to right)  
*Pat Jenkins, Publicity*  
*Lisa Tussey, President*  
*Jan Spangler, Treasurer*  
*Sandy Doyle, Vice President*  
*D'Ann Reyering, Prizes and Awards*



**NANCY GORDON**  
**GROSS CHAMPION**



**NANCIE DUNCAN**  
**LOW-NET CHAMPION**

## Social Events Dates and Contacts

*The Social Committee meets on the first Thursday of each month at the Community Center at 2:00 p.m.*

**Rummikub** – The ladies meet every Tuesday from 10:00 a.m. to 3:00 p.m. at the Community Center. Please contact Carolyn Wilburn at 636-443-5193 if interested.

**Group Video Exercise** – The group meets every Wednesday from 10:30 a.m. to 11:30 a.m. and on Friday at 10:30 a.m. to 11:30 a.m. at the POA Community Center.

**Ladies Bridge** – The ladies meet every Monday from 10 a.m. to 3:00 p.m. at the POA Community Center. Please contact Joan Williams 573-365-5712 if interested.

**Couples Canasta** – The last Monday evening of the month from 6:00 p.m. to 9:00 p.m. at the POA Community Center.

**Ladies Canasta** – The ladies meet every Tuesday from 10:00 a.m. to 2:00 p.m. and on Wednesday from 10:30 a.m. to 3:30 p.m. at the POA Community Center. Please contact Kathy Russell 573-552-8528 if interested.

**Men's Poker** – The men meet every Wednesday from 12:00 p.m. to 4:00 p.m. in the Community Center poker room. Please contact Jim Moeller 573-693-8189 if interested.

### Four Seasons Private Lakes Stocked For Fishing

Available to Four Seasons Property Owners only, the fishing lakes are stocked with Catfish, Rockbass, and Bluegill. You must obtain a fishing license before using the lakes.



#### Where Are The Lakes?

**Autumn Lake:** Take Horseshoe bend Parkway (State Road HH), turn right on Cherokee Road. Follow Cherokee, turn left onto Linn Creek. Follow Linn Creek Road, turn left on Cornett Branch Road. Stay on Cornett Branch, turn right on Cornett Drive. Take Cornell Drive to Autumn Lake Drive, turn left on Autumn Lake Drive. Stay on left Autumn Lake Drive and turn right onto the gravel road. There is a sign labeled Autumn Lake.

**Good Oak Lake:** Take Horseshoe bend Parkway (State Road HH), turn right on Cherokee Road. Follow Cherokee, turn left onto Linn Creek Road. Follow Linn Creek Road and turn left onto Cornell Branch. Take Cornett Branch to Ridge Road and turn left. The access road is on the left of Ridge Road.

**Treeline Lake:** Take Horseshoe bend Parkway (State Road HH), turn right on Bittersweet Road. Follow Bittersweet Road to Bloomington Drive and turn left. Continue straight on Bloomington Drive and it will take you directly to Treeline Lake. (Note: The access road at the end of Bloomington Drive is steep and difficult to maneuver. We suggest you park your car at the top and walk down.)

### Spring Tips



#### Spring is the best time to:

- Trim mums to measure 8 to 10 inches around, stopping blooms to form until July 4. This will produce large, colorful, mums for the fall season.
- Prune summer blooming shrubs such as Spirea, Rose of Sharon, and Burning Bush. Barberries and evergreens such as Boxwoods can be pruned and shaped as needed throughout the year.
- Treat your lawn for grubs.
- Begin lawn fertilization to promote healthy green lawns.
- Cut your ornamental grasses down as low as you can go without cutting into the heart of the plant. Cut them straight across like a flat top haircut.
- Add nutrients to create a healthy medium for the plant to grow. You must augment your gardening areas with fertilizers and nutrients. A general fertilizer (10-10-10 or 20-20-20) and peat moss will add organic material and nitrogen. Preen (a weed killer) will not hurt the flowers and can be added to reduce weeds in your garden.



**Crepe Myrtles** – In early spring before they leaf out, trim your Crepe Myrtle. Avoid topping the shrub but a small amount can be trimmed for neatness and trim all the smaller branches out of the shrub. Avoid leaving nubs on the branches because they form smaller branches that will not hold up flowers.

**Azaleas** – Prune, transplant, and fertilize in the spring **after** the plants have flowered. Add a slow-release fertilizer such as a 12-5-9 or similar types. Prune after they have bloomed, but no later than July 4 because you will be cutting the blooms for next year.

## Spring Clean-Up

April 27th, 28th and 29th waste containers located in the POA storage areas on Horseshoe Bend and Porto Cima, will be available for any Property Owners in good-standing to dispose of unwanted items.

### Porto Cima Storage Facility

Thursday, April 27 - 8:00 a.m. to 5:00 p.m.  
Friday, April 28 - 8:00 a.m. to 5:00 p.m.  
Saturday, April 29 - 8:00 a.m. to 12:00 Noon

### Country Club Storage Facility

Thursday, April 27 - 8:00 a.m. to 5:00 p.m.  
Friday, April 28 - 8:00 a.m. to 5:00 p.m.  
Saturday, April 29 - 8:00 a.m. to 12:00 Noon



This program has proven to be very successful and is typically scheduled for the weekend following the Garage Sales. Property owners may drop off trash throughout the day on Thursday, Friday, as well as Saturday morning. 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 WASTE/MANURE • RADIOACTIVE MATERIAL
- PCB's (*Polychlorinated Biphenyls*) • TIRES
- REGULATED INFECTIOUS WASTE
- SEPTIC TANK PUMPAGE OR RAW SEWAGE SLUDGE

\*For larger items and appliances, you may recycle them 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

## Let's Talk Trash (Enclosures)!



Please check your trash enclosure for damage from weather. Owner Services has found some trash enclosures are in need of power washing, painting, or a complete make over this spring.

Trash enclosure permits are free to obtain, just call 573-552-8334 to request a permit. If you are not able to pick up the permit, Owner Services will post the permit for you. Thank you for maintaining your trash enclosures this spring!

## Spring Rains

As spring approaches, so does the rain. Spring rains signify the beginning of a new season of growth. Unfortunately, spring rains can bring potential flooding problems. You can help minimize these potential problems by keeping the ditch lines and culverts near your property clear of leaves and debris. Maintaining the ditches and culverts ensures the rain runoff drains from our roads and property without causing damage to your landscape and lawn.

## THANK YOU, Horseshoe Bend Special Road District!

A sincere thank you to the HBSRD for maintaining the roads throughout the winter season. Management Office has received numerous accolades regarding their attention to detail and, most importantly, their prompt response to the ever-changing Missouri weather!

In addition to removing ice and snow, HBSRD offers other services such as:



...continued on page 7

### Refreshing Your Yard This Spring?

Spring is around the corner and residents are beginning to plan for landscaping projects and lawn repairs. While repairing and refreshing your yards, please remember that waste and debris should NOT be left in ditch lines that are meant to channel water. If leaves or other yard waste are in the ditch line of your property, you may burn it if you keep the burning materials away from the pavement, as far as possible. The ACC would also like to remind everyone that the large green transformer boxes near the road must be free of any impediments. Nothing can be placed within ten feet of the front of the transformer or within three feet of the other sides. Please remember this when updating your landscaping this spring and summer. All landscape projects require permits! Please contact the administrative staff of the ACC, they will be happy to answer any questions regarding permits: 573-552-8334.

The 2023 edition of *The Guidelines for Homebuilder's Handbook* is available online at [fourseasonspoa.com](http://fourseasonspoa.com) and hard copies are available at the Missouri Association Management office.

### Types of Sewer Systems in the Four Seasons POA

There are three types of sewer treatment systems utilized within the Four Seasons POA. The first, and most common, is an individual on-site wastewater treatment system. These systems consist of an aerated treatment unit (ATU) and a drain-field for the treated effluent to be dispersed. The second is a grinder pump system, which uses a grinder pump to pump sewage into a pressurized central sewer line. The third type, of which there are very few, is a gravity system which relies on gravity to move sewage to a pressurized central sewer line.

The type of system you have depends entirely on where within the POA you live. The majority of individual onsite wastewater treatment systems are located in the Horseshoe Bend area. There are a few homes in the Horseshoe Bend area that utilize grinder pump systems and an even smaller number of homes and town homes that have gravity systems.

In contrast, the majority of grinder pump systems are located in the Porto Cima area of the POA. However, there are 21 homes in the Porto Cima area that utilize aerated treatment systems combined with effluent pumps to pump the treated effluent into the pressurized central sewer line. There is also a very small number of town homes in the Porto Cima area that have gravity systems.

Each of the different systems has its own unique maintenance requirements. There are also different types of onsite treatment systems and each has its own specific requirements. If you are not sure which type of system you have, call the Environmental Services Dept. at 573-552-8334 and they will be able to tell you.

### Horseshoe Bend Special Road District - *continued from page 6*

#### Adopt-A-Road

Anyone interested in officially adopting a portion of a road within the Horseshoe Bend area of the POA should call the Horseshoe Bend Special Road District at 573-365-2832 or send an email to: [info@hbsrd.org](mailto:info@hbsrd.org). There is no fee and HBSRD will erect a sign recognizing your adoption.

A very special **Thank You** goes out to residents that are picking up trash along their walk throughout the POA... your help in keeping our community clean is appreciated by all!

#### Road Condition Alerts

Please visit the Horseshoe Bend Special Road Districts website at [www.hbsrd.org](http://www.hbsrd.org) to sign up for road condition alerts. You can sign up easily and quickly on the homepage of the website for text alerts to be sent directly to your cell phone.

#### 2023 Paving Schedule

Roads to be resurfaced include:

- Duckhead Road
- Old Duckhead Road
- Deepwater Drive
- Palmer Drive
- Nelson Court
- Snead Circle
- Trevino Court

## 2023 UPCOMING EVENTS



**March 30** – 5 p.m. to 8 p.m. “Take Me Out To The Ball Game” Spring Social Party



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

**April 21-23** – Spring Community Garage Sales

**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

**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

**September 28-30** – Fall Community Clean Up



**October** – Fall Fest

**October 16** – 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



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