

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

In-Season (when pools open)
7:00 a.m.-10:00 p.m.

Off-Season (when pools close)
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.

Fireworks!

As you plan your Fourth of July festivities, check out the calendar of events at 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 (Chapter 18.19) which states:
No Fireworks Allowed in the Village of Four Seasons.
- 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.

Four Seasons Property Owners Association ANNUAL MEETING

Saturday, October 14, 2023, 10:00 a.m.

**SAVE
THE DATE**

Social Networking

If you would like to stay up-to-date with all Community information including event reminders, photos, and more; you can find **The Four Seasons POA** online at www.fourseasonspoa.com and www.facebook.com/fourseasonspoa. The new Digital Boards in the Community Center are also a great source of information for weekly parties, contact numbers, and upcoming events.

To receive important Community information and updates via email please call 573-552-8334 or send an email to Jsasseen@mam-llc.com and ask to be added to the email list.

Taco Bout A Party!

Wow, what an awesome Block Party for 2023. Every year the parties just keep getting better and better. The reason is simple...more and more owners are coming out to have a great time, enjoy some great food and beverage and, most-importantly, to meet other owners. It is always great to see owners visit with old friends and make new friends. After all, that is the very spirit of this annual event and all of the social events sponsored by the POA. We would like to thank everyone who came out and enjoyed the evening and we are already looking forward to next years event. We also want to thank all of those who took the time to RSVP for this event. The turnout was phenomenal and so were the RSVPs. Taking the time to RSVP by the posted deadline helps everyone involved to better plan for any party and helps us ensure that everyone gets plenty to eat, drink and be merry.

We would especially like to thank property owner Don North for volunteering his culinary skills and cooker to help prepare the wonderful Mexican-themed food owners enjoyed. Don endured the heat to help and we certainly appreciate the efforts. The Missouri Association Management staff worked very hard to set-up and prepare for the evenings festivities and, after the party was over, they had to clean up the Community Center and put everything away where it belongs. Many owners who attended the party posted complimentary comments on social media and those comments have been very appreciated by the staff. We can't wait to see everyone at the 2024 annual block party next June.



Enjoy Nature And Some Quality Time Outdoors!

The POA campground is a great place to enjoy nature, relax by the fire, or lay back and count the stars. The campground offers 10 RV/Camper hook-ups (30 and 50 AMP) and 8 tent sites with picnic tables and fire rings at each site. The campground amenities include a bathhouse, pavilion, stage, and swings. Simply make a reservation to spend some quality time outdoors with family and friends, by contacting the MAM Office at 573-552-8334 or bluttrell@mam-llc.com.

Fall Garage Sales: Sign Up Today!

September 22, 23 & 24

573-552-8334 or events@mam-llc.com



Pavilions: The Perfect Party Place!

Are you looking for a location to host a reunion, birthday party, church or group gathering? The POA Pavilions make the perfect place! Four pavilions are available to POA members for a fee of \$20.00 per reservation*.

Grand Point Pool Pavilion ~ Located at 710 Grand Point Blvd. in Porto Cima. The Grand Point Pool Pavilion offers bocce ball, horseshoes, playground, pool, charcoal BBQ grill, 2 pickleball courts and picnic tables.

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.

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.

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, shuffle board, basketball, tether ball, swimming pool and baby pool.

* Rental of a pavilion does not include the nearby pool or grounds; those amenities will remain available to all Owners during the reservation period.

To reserve a Pavilion or for more information, call 573-552-8334.

Don't Smoke Out Your Neighbors!



Spring, summer, and fall have wonderful evenings for outdoor grilling or relaxing under the stars around the firepit. The POA asks that you be mindful of the amount of smoke your activity is creating. Many of your neighbors also enjoy outdoor activities and do not like being fogged out by smoke. Please be cognizant of the wind direction before starting a fire and be aware that leaves and wet wood can cause excess smoke. And, as ALWAYS, please be aware of the fire dangers and make sure your fire is completely out prior to retiring for the evening. We appreciate your commitment to making sure everyone may enjoy the great outdoors of Lake of the Ozarks!

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!

Water Aerobics



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

Swim & Tennis Water Aerobics classes are **Monday & Wednesday from 11:00 a.m. to 12:00 p.m.** This is a self-instructed class, with fun stretching, cardio and strength building, a full workout targeted for all levels of ability, set to music.

Grand Point Pool Water Aerobics Class in Porto Cima are held on **Monday, Tuesday and Thursday from 3:30 p.m. to 4:30 p.m. through Thursday, August 31st.** The instructor is Sherry Lantz. These classes will include a wide range of exercises featuring cardio, stretching and strength training. Not only is this a great non-impact exercise, but you may meet new friends and have loads of FUN!

Let's get in shape together, all while having fun in the sun! Please call MAM to sign up for both classes at 573-552-8334 or e-mail: drobinett@mam-llc.com

Indicator Warning Lights: What's The Purpose?

The green and red lights that you see on most of the houses in the Four Seasons POA serve a valuable purpose that some Four Seasons homeowners may not be aware of. They indicate the operating condition of your individual on-site wastewater treatment system. The green light tells us that the system has power and the red light, which is of most concern, is a warning that the aerator motor is not functioning properly. This could be due to something as simple as a non-disposable item entering the system or a minor electrical problem, or as serious as a complete failure of the aerator motor.

The Environmental Services Department receives reports of red lights from the Camden County Sheriff's Department, the Four Seasons POA Owners Services Department, as well as owners and neighbors. When the Environmental Services Department receives a report of a red light it is inspected and if there is a minor problem, we will repair it at no cost to the owner. If it turns out to be a more serious problem the Environmental Services Department will contact the owner to provide a contact to call to repair the system. If you have any questions regarding this subject or your wastewater treatment system in general, please call the Environmental Services Department at 573-552-8334.

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. 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.

ACC: Fire Safety

The Summer is in full swing and it started out dry. The Four Seasons ACC just wants to remind builders and property owners that you are required to get burn permits from the applicable agency either Lake Ozark FPD or Sunrise Beach FPD. We have included their policies for burning and the contact information required to get the burn permits for your convenience.



The Four Seasons POA requires that any **fires must be attended at all times** and adequate arrangements for immediate extinguishing of the fire must be provided.

Should any fire be seen to be unattended, the appropriate Fire Protection District will be alerted.

Lake Ozark Fire Protection District Burn Permits & Policy

The following is a list of requirements that must be met in order to burn:

1. The wind must be below 10 miles per hour.
2. Humidity must be above 30%.
3. The temperature must be below 95 degrees Fahrenheit.
4. **The fire must be attended at all times.**
The person must have a hose and rake with them to attend to the fire.
5. You can only burn yard waste. This includes leaves, branches and untreated wood. No plastics or other hydrocarbons can be burned.
6. The fire must be out by dark.
7. **You must call for a burn permit on the day you wish to burn, 573-723-1484.** You can not call to request a permit the day before you plan to burn.
8. When Red Flag conditions are announced by NOAA or the Missouri State Fire Marshal's office issues a statewide burn ban, these will supercede requirements 1, 2 and 3 above.
9. Subjects are responsible for their controlled burn.
10. Fires must be at least 25 feet away from any structure.
11. If there are any complaints by neighbors or citizens, the fire will be extinguished by either the subject or the fire district.

Sunrise Beach Fire Protection District Burn Permits & Policy

The Sunrise Beach Fire Protection District issues free burn permits to anyone wishing to perform open burning activities. Burn permits are issued online at www.sbfpd.org. Burn permits are not issued when the following conditions exist:

1. Wind speeds above 10 mph
2. Humidity below 30%
3. When weather and call volume changes dictate permits to be discontinued for the day.

Utility burns that contain yard waste must be extinguished by dark. Recreational bonfires are permitted after sundown, but a permit must be obtained.

Open burning may only be performed on yard waste or untreated wood and lumber. Plastics, painted items, and trash are not permitted to be burned openly.

Trash may be burned in a burn barrel.

Open burning activities should not be within 25 feet of a structure, no larger than a 4 x 4 foot square, a garden hose and fire extinguisher should be at the fire site.

NO OPEN BURNING SHALL BE LEFT UNATTENDED.

Construction burns are permitted, but a fire watch must be present for the duration of the burn. Unattended construction/land clearing burns will be dealt with accordingly and the Missouri Department of Natural Resources (DNR) may be notified.

The ACC wishes everyone a happy and safe Summer. Please remember that fire safety is very important during these dry months.

Please contact the Administrative Staff of the ACC at 573-552-8334 if you have any questions.



**FOUR SEASONS LAKESITES
PROPERTY OWNERS ASSOCIATION, INC.**

**PROPERTY OWNER PERMISSON FORM FOR GUEST ARCHERY
HUNTING ON PRIVATE LOTS**

A copy of this form **MUST** be returned to the management office at 2121 Bagnell Dam Blvd. or emailed to jdsasseen@mam-llc.com. Hunters **MUST** also carry a copy of this form on their person and be prepared to present it to appropriate authorities (this includes, the Camden County Sheriff's Department, Missouri Conservation Agents or Owners Services Personnel). Archery only- Deer stands must be 25 yards from any standing building or structure.

Property Owner's Information:

Name: _____

Address: _____

Contact Number: _____

Lot and Sub# of property to be hunted: _____

Name of Guest Hunting property:

I, _____, give my permission for the above guest to hunt the above listed property. I assume all responsibility for my guest and have insured they have been made aware of all rules concerning hunting in the Four Season Lake sites Property Owners Association.

If this form is not returned and not carried on the guest's person, it will be assumed they are trespassing and are hunting without permission.

Signature

Date

Four Seasons POA Managed Archery Hunt Application

This form must be returned to the management office no later than July 31st in order for you to be entered into the draw, you will be contacted if you are found 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: _____

Address: _____

Phone Number : _____

E-mail Address: _____

Hunting Permit License# /MDC#: _____

Name of Guests (If applicable): _____

Handicap Requirements (if applicable) : _____

Each applicant 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.

Applicant/Guest must agree to follow any and all laws set forth by the state of Missouri, MDC and The Four Seasons POA.

Signature of Property Owner: _____ **Date:** _____



2023 UPCOMING EVENTS



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



September 14 – 5 p.m. to 8 p.m. Hawaiian Luau Fall Social Party



September 22-24 – Fall Community Garage Sales

September 28-30 – Fall Community Clean Up



October – Fall Fest

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



CALL FOR NOMINATIONS
FOUR SEASONS LAKESITES PROPERTY OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS

Two elected, four-year, Board of Directors' positions will be up for election to the Four Seasons Lakesites POA, Inc. Candidates must be owners-in-good-standing and must be able to attend monthly meetings and work sessions at The Four Seasons Lakesites POA Community Center in Four Seasons, MO., the management office in Lake Ozark or such other location as selected from time-to-time.

THIS APPLICATION MUST BE CLEARLY PRINTED OR TYPED Nominees must complete this form in its entirety. The Education and Experience sections may contain any background information which the nominee wishes to be brought to the attention of the voting membership. The "*questions*" section is limited to answering the four specific questions asked. If you have questions, please call 573-552-8334 and ask for Della.

Name: _____ Lot #: _____ Subdivision: _____
Address: _____ Telephone: _____
Cell Phone: _____ Lake Phone: _____

Education:

Experience:

1. What do you consider to be short-term concerns of the Four Seasons Lakesites POA?

2. What do you consider to be long-term concerns of the Four Seasons Lakesites POA?

3. What is your basic reason for becoming a candidate?

4. What do you think that you will contribute to the Four Seasons Lakesites POA Board of Directors?

Signature: _____ Date: _____

Nominations must be received by 5:00 p.m. on Tuesday, August 15, 2023

Mail to:
Four Seasons Lakesites POA
2121 Bagnell Dam Blvd., Lake Ozark, MO 65049