



Association PRESS

September-October 2023

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

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 14, 2023

TIME: 10:00 a.m.

**PLACE: Four Seasons Lakesites
POA Community Center
2750 Horseshoe Bend Parkway
Four Seasons, MO 65049**

DATED: September 1, 2023

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

By:

A handwritten signature in cursive script, appearing to read "Mary Bustin".

Mary Bustin, Board President

Four Seasons Lakesites POA Board of Directors Election

Two seats are open for election to a four-year term as a member of the Board of Directors of Four Seasons Lakesites POA. The following property owners have submitted their nomination form: Margaret (Maggie) Moe, Kurt Kuhlmann and Ron Mather. The profiles and nomination forms are below. Please review the information provided and submit your vote online by visiting www.fourseasonspoa.com or by submitting the enclosed formal ballot to 2121 Bagnell Dam Blvd., Lake Ozark, MO 65049. On-line votes and mailed ballots **MUST be received** by Friday, October 13, 2023. Ballots may be dropped off at the same location until 5:00 p.m. Friday, October 13, 2023. Finally, ballots may be hand-delivered to the election official at the Annual Owner's Meeting on Saturday, October 14, 2023. The winners of the election will be announced at the close of the annual owners meeting on Saturday.

Margaret "Maggie" Moe

Education:

B.E. University of WI

Experience:

My career included 11 years of teaching special needs children. During that time, I worked with publishing companies to pilot new materials and write reviews. This led me to a 35-year career in educational publishing. During those years I had the opportunity to be a VP of Training and Support. This allowed me to put together presentations for both our educational customers as well as our sales staff. I learned the art of summarizing and highlighting what is important to a particular audience. I led regional sales teams as well as being promoted to the position of VP of sales and marketing. This is an area where spreadsheets, budgets and communication are extremely important. Being able to motivate and work as a team was always an integral part in my management style.



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

Budget is always a short-term and long-term concern for the board. We want to keep assessments reasonable yet offer the amenities and excellent service provided through MAM.

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

Strategic planning for the future, including monetary concerns and long-range planning for amenities are always of concern. Also, to look at long-range contracts with outside contractors and agencies such as the Sheriff's Department and other services. Also, I understand the ever-increasing complexities and growth in the Porto Cima area. I want to work towards developing and improving services in this area of the development.

What is your basic reason for becoming a candidate?

I originally chose to become a member of the Board to gain more knowledge of the POA and how we can make improvements for our residents as well as holding down costs. Having served on the Board for several years now, I have gained a much better understanding of how complex our association is and what is required to make it function for the best interests of our community and all of the members.

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

Having served as a member of the Board of Directors since 2015, I look forward to continuing to serve the community in which I have resided fulltime since 1993. I feel it is very important to keep this beautiful community at its very best, which is why I am running for the board of directors. Beside the fact that I want to give my support to our POA and residents of Four Seasons, I think the above information about myself is why I would be a good selection to continue serving on the Board of Directors.

Kurt Kuhlmann

Education:

BLA from Kansas State University.

Experience:

President & Commercial Development 35+ years in KC area.



- 1. What do you consider to be short-term concerns of the Four Seasons Lakesites POA?**
Trying to keep up with rising costs and how we can best use our resources to bring the most value for our assessment dollars to our entire community, both in the Horseshoe Bend and Porto Cima areas. Proper reserve funding for Horseshoe Bend and Porto Cima amenities is critical in this current economic environment.
- 2. What do you consider to be long-term concerns of the Four Seasons Lakesites POA?**
Long term is that the Four Seasons Lakesites POA is now over 50 years old and how we evolve with new concepts in planning and dealing with new social and economic issues that pose a challenge to our governing By-Laws. Also, to better understand the desires of the association's membership and how to develop amenities and programs that benefit all members of the association in a cost-effective manner.
- 3. What is your basic reason for becoming a candidate?**
I am currently on the Board of Directors and I would like to take the knowledge and experience I have gained regarding our association and continue to use that knowledge in order to better serve my friends and neighbors throughout both the Porto Cima and Horseshoe Bend areas of the association.
- 4. What do you think that you will contribute to the Four Seasons Lakesites POA Board of Directors?**
Again, the knowledge and experience I have gained while serving on the Board, especially in amenities and financials, help me to better serve all of my fellow association owners.

Ron Mather

Education:

BS in Business and Accounting 1978 University of Kansas. Passed CPA exam Kansas 1979, Real Estate License in 1975, Contractors license in Johnson County Kansas.

Experience:

Started building residential homes in 1978. Have developed and platted over 25 commercial and residential projects in the Kansas City area. Currently developing Cedar Creek in Olathe Kansas. Cedar Creek has about 1800 homes and approximately 90 acres of commercial development with room to add about 600 more homes. I am on the Cedar Creek Board and have been for about 17 years. Have also been on other neighborhood boards and served on the Kansas City Golden Gloves Board for 7 years.



- 1. What do you consider to be short-term concerns of the Four Seasons Lakesites POA?**
Finishing out the remaining unbuilt lots consistent with the quality that Village of Four Seasons is known for. Maintaining property values through good management. Updating, maintaining, and augmenting the current amenities.
- 2. What do you consider to be long-term concerns of the Four Seasons Lakesites POA?**
Long term concerns is completing the existing plats in keeping with the original vision.
- 3. What is your basic reason for becoming a candidate?**
As a board member of Cedar Creek I have noticed that the POA does some things different and sometimes better than our HOA/POA. I think that I can bring my experience as a developer and board

continued on page 4

Ron Mather - *continued from page 3*

member to the Village POA. Hopefully I can share with the Cedar Creek HOA/POA insight from the Village POA. I am not out to change the world and have no agenda.

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

I have over 40 years' experience as a builder and developer. I have developed both residential and commercial properties and have originated over 25 plats that include covenants and restrictions. I have an accounting background and understand POA financials. I understand the importance of committees that bring reasonable solutions to the board for approval. I think that a board functions best when the committees and the POA management provide solid recommendations to the board for ratification. I believe reserve studies are necessary for effective management. Most POA's are seriously underfunded for reserves and replacement. I also own and manage about 60 commercial properties and 35 residential properties in greater Kansas City.

Board of Directors Voting Procedures

In accordance with the By-Laws of the Association, the Board of Directors has established, by Resolution, the procedures for voting to elect two (2) Directors to fill the two elected positions coming vacant at the end of the annual meeting of the Membership of the Association, to be held on Saturday, October 14, 2023. The Board of Directors has resolved to adopt the following procedures for voting purposes.

Members may cast their vote(s) in one of the following manners:

- Members in good standing may cast their official, numbered ballot in person, during the annual meeting of the membership.
- Members in good standing may visit the official website of the Association; **www.fourseasonspoa.com** and follow the instructions to cast their official ballot on-line.
- Members in good standing may stop by the management office, located at 2121 Bagnell Dam Blvd. Lake Ozark, MO 65049, to pick up an official, numbered ballot or, you may call the management office at: 573-552-8334 to request that an official, numbered ballot be sent directly to you for you to complete and return by mail.

All mailed ballots must be received by **5:00 p.m. on Friday, October 13, 2023** in order to be counted. On-line voting will also be accepted until **5:00 p.m. on Friday, October 13, 2023**. Votes may be cast in person during the annual meeting of the owners, to be held on **Saturday, October 14, 2023 at 10:00 a.m.** Only one ballot may be cast for each property, multiple owners of a property must come to a consensus and submit one ballot only. Owners of multiple properties will be allowed to cast one (1) ballot per property.

PORTO CIMA TOWN HALL MEETING

Thursday, September 28, 2023 | 6:00 p.m.

(Location to be determined)

Please join the Board of Directors and Missouri Association Management, LLC (MAM) for an opportunity to discuss Porto Cima Road maintenance challenges and options.

Cheese & Crackers – Beer & Wine will be provided.

All Horseshoe Bend and Porto Cima property owners are welcome to attend this informative event.

Please call the MAM Office to ensure we have your email address.

We will notify you when a location has been determined.

Join Us for a Luau



Best Dressed
Contest!

Games and
Prizes

Food

Drinks



Thursday September 14th
5-8 p.m.

\$10 per person/\$15 at the door

RSVP 573-552-8334

or

events@mam-llc.com



POA Aquatic Center Commemorative Bricks and Tiles

Since 1971, the Four Seasons POA has provided a special sense of community, social interaction, comradery, sylvan, lifestyle and amenities for property owners and their guests in our association. The Four Seasons POA invites you to “Leave Your Legacy” as part of our newest amenity, the Four Seasons POA Aquatic Center. The Four Seasons POA is creating a commemorative brick pathway at the entrance area and a commemorative tile wall inside the facility.



By purchasing either a paver brick or a wall tile (or both) you and your family will not only provide financial support for this exciting new amenity, but will “cement” your place in Four Seasons POA history. Buying a brick or tile is the perfect way to commemorate loved ones, honor a special occasion or find that special gift that will last forever.



We value these bricks as part of our history and a part of your memories. We will make every reasonable effort to see that these messages and memories are preserved.

By purchasing your personalized brick or tile, you are helping the Four Seasons POA enhance this exciting Aquatic Center and contribute to the special sense of community enjoyed as a member of the Four Seasons POA for years to come. To make your commemorative contribution, please visit our website, www.fourseasonspoa.com and follow the link to place your order.

Deadline To Apply For Combining Lots

In an effort to avoid complications with assessment issues, the deadline to submit an application to combine lots is September 30th.

No applications will be accepted from October 1st through, and including, December 31st of each year.

Applications that are incomplete as of October 1st will be returned to the owner of the lots and will need to be resubmitted after the first of the year.

A complete application includes the survey (signed by all required signees), the title report, the completed application, or applications, and all necessary fees.

Any questions can be addressed by Jay Prince at 573-552-8334.



Clean Out & Clean Up – September 28th-30th

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 28th – 8:00 a.m. to 5:00 p.m.

Friday, September 29th – 8:00 a.m. to 5:00 p.m.

Saturday, September 30th – 8:00 a.m. to 10:00 a.m. *(or until full)*

Porto Cima Storage Facility

Thursday, September 28th – 8:00 a.m. to 5:00 p.m.

Friday, September 29th – 8:00 a.m. to 12:00 p.m.

Saturday, September 30th – 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.

ITEMS NOT 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

Sale Signs

On January 1, 2023, Revised Missouri State Statute, Chapter 442, RSMo Section 442.404 was modified such that it no longer allows Homeowners Associations to prohibit Sale signs. This law supersedes the Four Seasons Declaration of Restrictive Covenants' restriction of 50 years.

The law allows Homeowners Associations to adopt reasonable rules, which are referred to as “time, place, manner” restrictions. Reasonable time, place, manner restrictions include (a) duration the sign may be placed, (b) size, (c) location, and (d) that the sign be static – no lights, for example.

The Four Seasons Board of Directors, at their meeting on July 17, 2023, approved a Resolution to establish Rules and Regulations to comply with Revised Missouri State Statute, Chapter 442, RSMo Section 442.404. The guidelines are as follows:

Members of the Association may erect or maintain sale signage upon their property so long as said signage conforms with the guidelines set forth hereto.

- a) Said signage must conform to the established community standard of being no larger than Eighteen Inches (18”) by Twelve Inches (12”) in size.
- b) Said signage must conform to the established community standard of a green background with white lettering.
- c) The lower one-third of the overall size of the sign may contain information required to comply with the Missouri Real Estate Commission regarding brokerage, realtor and multi-list identification.
- d) Said signage must conform to the established community standard prohibiting any “Static” components, i.e., Lighting, Streamers, balloons, flyers and flyer holders, etc.
- e) Only one sign per property.
- f) No sale signage may be posted on any utility pole or utility service device.
- g) No signage shall be allowed on any “Common” area belonging to the Association.
- h) All signage shall be removed immediately upon the closing of the sale for which said signage was erected. Upon knowledge of a sale and closure, the Property Owners Association shall have the right to remove said signage if said signage is not removed by the owner or agent of the property immediately following the closure of said sale.

The Association shall not remove a sale sign from the property of any owner or impose any fine or penalty upon the owner unless it has given such owner three (3) business days after the owner receives written notice from the Association, which notice shall specifically identify the rule and nature of the alleged violation. Failure to comply with any of the restrictions outlined above shall result in the removal of said signage and violation of Article 14 – “Land Use” of the Fifth Amended and Restated Declaration of Restrictive Covenants governing the Association and be subject to any such stated and applicable penalties.



2023-2024 Managed Deer Hunt



Please make note, Deer Season begins **September 15th** thru **November 10th**, then continues **November 22nd** thru **January 15th, 2024**.

Please be aware that bow hunting is allowed on common areas owned by Four Seasons POA during the Deer Season.

If you have questions or concerns please feel free to contact Owner Services at 573-434-0021 or the office at 573-552-8334.

2023 Amenity Closings

Bittersweet Pool – September 5 (Tuesday)

Grand Point Pool – September 18 (Monday) *weather permitting*

Swim & Tennis Pool – September 18 (Monday) *weather permitting*

Swim & Tennis Recreation Facility – October 30 (Monday)

Campground – October 27 (Friday)



Fall Garage Sales: Sign Up Today!

September 22, 23 & 24

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



2024 Storage and Fitness Center Contracts

The Storage and Fitness Center 2024 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 13, 2023** to avoid unnecessary charges to your account. You may call 573-552-8334 or email bluttrell@mam-llc.com if you have any questions.

Owner Services

Off-Season Hours are from 8:00 a.m. to 6:00 p.m., seven (7) days a week.

The Off-Season begins when the heated swimming pools are closed. The pools will be officially closed on Monday, September 18th 2023.

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 Digital Board at the Community Center is 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.

E-911 Address Changes

With the opening of the new Aquatic Center rapidly approaching, the Camden County E-911 Mapping and Addressing department has issued new addresses for both the new Aquatic Center and the Community Center, located on Horseshoe Bend Parkway. The new addresses are listed below.

POA COMMUNITY CENTER
2750 Horseshoe Bend Parkway
Four Seasons, MO 65049

POA AQUATIC CENTER
2730 Horseshoe Bend Parkway
Four Seasons, MO 65049



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!



2023 UPCOMING EVENTS



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

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

October 28 – 6 p.m. Trunk-or-Treat



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).

Friendly Reminders

With the Community growing so rapidly in the last few years, we would like to take this opportunity to go over a few points of importance.

Trailers and RV's: Parking trailers and RV's is not allowed on your property. If you need to have your trailer or RV on your property, you must call the Office to receive permission (up to 72 hours). If you need longer, there is an overflow parking area available on a first-come-first-serve basis.

Trash Cans and Enclosures: Must be kept clean and orderly, since wild animals love trash and make a mess. Please secure your trash can and make sure the can fits in your enclosure. If you need a larger enclosure, please call the Office to obtain a permit. There is no cost for this permit.



Parking and Traffic: Please be courteous to others. Do not block driveways and if you have to park on the road please pull over as far as possible.

Boat Launches: The launches cannot be used by any commercial business. They are for property owners in good standing only. Please be respectful to others if you are using one of the launches. Contact Owners Services if you see anything unapproved.



Pets and Waste: All pets must be kept under control. Please make sure your pets are not running at large and being destructive. You could receive a fine if your dog is running loose. Keep in mind that there is no animal control on weekends to assist if you lose your dog. Be sure to have proper tags with contact information on your pets. Also, please pick up and properly dispose of any waste from your pet.

Amenities: A big benefit of living in the POA is use of the amenities. To keep them nice for everyone, please be familiar with the rules and treat the amenities like they are your own. If you see any issues, please text or call Owners Services at: 573-434-0021, so we can address the issue immediately.

If you have any questions or need clarification, please call Owners Services at: 573-434-0021. We are always happy to help.

Wastewater Over Usage

The number of people you have staying in your house for a prolonged period is not something most people think about. It is however, something that Four Seasons Owners with onsite wastewater treatment systems need to be mindful of. Your onsite wastewater treatment system was designed based on the number of bedrooms in the house, which indicates the typical number of people living in the house. Having a larger number of people staying in your house on a regular (or continual) basis can lead to over usage and stress on your onsite wastewater treatment system, causing it to fail prematurely. (It should be noted that a larger number of people occasionally is fine.)

Another thing to keep in mind is that everyone living in the house needs to be aware of what not to dispose of into your wastewater treatment system. The following is a list of those items:

Baby Wipes, Cat Litter, Cigarette Butts, Coffee Grounds, Dental Floss, Disposable Diapers, Dryer Sheets, Ear Plugs, Fat, Gasoline, Grease, Insect or Weed Killers, Lint, Mop Strings, Motor Oil, Oils, Paper Towels, Paints & Thinners, Photographic Chemicals, Plastic Products, Rags & Scouring Pads, Rubber Products, Sanitary Napkins, Solvents, Tampons, Toothbrushes, Towels & Washcloths

Your wastewater system will handle all wastewater from your home and all items that are commonly disposed of by your plumbing system. However, over usage and allowing items, such as those listed above, to enter the system, can have a detrimental effect on it. If you have any questions or concerns regarding your wastewater treatment system and its operation, please call the Environmental Services Department at (573) 552-8334.



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