

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.

Hello Four Seasons Owners,

Aquatic Center Update:

By the time you read this, the finishing touches on the indoor part of the Aquatic Center will be underway. Due to some early delays and the ultimate timing of the completion of the project, the Board has decided to not open the outdoor pool until Spring and hence not even complete it until then. Once it is plastered it needs to be filled and maintained and doing that through the winter doesn't seem like an economically smart decision. It will be fresh and bright for the owners when it opens in May. Meanwhile, hopefully, the indoor pool should be ready to go by year-end and it will be open to all members in good standing – with no additional membership required. As with all amenities, you may bring your guests with you, but ultimately the owner is responsible. Children 12 and under must be accompanied by an adult. While there will always be someone in the building, as with all our pools, there is not a lifeguard on duty.

In order to try to keep the cost within our budget, the Association is offering personalized bricks and tiles for sale with the proceeds to be used for additional improvements within the Aquatic Center. The facility has provisions to have a hot tub added inside and a fire pit outside, as well as a meeting room that could be furnished for future parties and/or rental. Those items were all in the original plan and had to be put on hold due to escalating costs. Hopefully, over the next few years we'll see some of them added to the Aquatic Center. If anyone wants to purchase a tile or brick, go online to <https://www.bricksrus.com/donorsite/fourseasonspspa> OR if you would like to make a larger or more specific donation, please contact Della or Russ at MAM.

Other Improvements:

- Pickleball courts have been completed at the Grand Point Pool area. Over the next 6 months, Grand Point Pool will have decks and railings replaced, as well as some repairs/improvements to the plumbing.
- Regency Cove entrance finally has its new permanent sign in place. Further enhancements will be made to it in the spring. Thank you, Regency Cove owners, for your patience in getting the entrance road redone and the new sign in place.
- Regency Cove will also see the old location of the Regency Cove Pool repurposed into a Pickleball court. This too should be ready for spring (somewhat dependent on weather).

continued on page 2

Annual Letter - continued from page 1

- Porta Cima Drive repairs are being scheduled and will result in literally removing a portion or all the concrete and replacing it with asphalt.
- Porta Cima storage was expanded this year and a new gate installed. Both Country Club Storage and Porta Cima Storage areas had gravel and cleanup improvements completed.
- Bittersweet Pool was replastered this year.

New Board Member: We welcome Dan Bowlin to the Board and congratulate Kurt Kuhlmann and Maggie Moe for being re-elected to serve another term. Thank you all for volunteering, as well as to Ron Mather.

Ad-Hoc Committee: The Board is putting together an Ad-Hoc committee to look at short-term rentals (this primarily applies to Porta Cima since the Village of Four Seasons already has stipulations on short-term rentals for the Horseshoe Bend residents). Anyone who would like to serve on that volunteer committee is encouraged to call the MAM office. The committee will review the documents in regard to short-term rentals, identify specific issues, and work to make recommendations to the Board. This IS NOT a committee to look into prohibiting rentals. Owner compliance to rules while renting is sometimes an issue and the goal is to work together to improve or alleviate a current or potential problem.

The Board has decided not to renew the previous contract with the Camden County Sheriff's Office for 2024. While the Sheriffs are an important part of countywide law enforcement, we will be looking at options that may be more economical since we are paying taxes for the sheriffs in the county. This will mean less patrols and less availability for violations that do not require typical police intervention. However, we have added personnel to the Owner's Services Department hoping to better serve owners and residents directly. Please call the MAM office or Owner's Services if you have something come up that needs attention. If the Sheriffs need to be involved, certainly call them or MAM will.

Please remember, assessments were sent out at the end of October and are due by January 1. Interest and late fees will apply if payment is later than January 1.

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 and all of you who make our lives easier.

Sincerely,



Mary Bustin
President

2023-2024 Managed Deer Hunt



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

Please be aware that bow hunting is allowed on specified 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.

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

Four Seasons POA and the Camden County Sheriff's Office _____

This letter is offered to provide factual transparency regarding the Four Seasons Property Owners Association (POA) and a contractual agreement for services with the Camden County Sheriff's Office (CCSO).

- The Village of Four Seasons and the Four Seasons Lakesites POA are separate entities. Each has had a contract with the Camden County Sheriff Department to provide Enhanced Additional Services beyond the normal scope of services provided to county residents and paid through taxes. (The contract with the Village resulted in the substation being located at the Village City Hall.)
- Four Seasons Lakesites POA has decided NOT to renew its contract with the Camden County Sheriff Department. This contract was to provide enhanced services for both Horseshoe Bend and Porto Cima. Included in this contract was patrolling the 143 miles of POA roads in both the Horseshoe Bend and Porto Cima areas, checking POA amenities, providing away from residence checks to property Owners, and checking on wastewater warning lights.
- The POA agreed to pay \$144,000 to the Camden County Sheriff Department for these enhanced Additional Services.
- Over the years due to the growth in the POA and the increase of commercial properties (Not in the POA) in the Horseshoe Bend Area the demands on the Sheriff's Department have obviously increased.
- Over the past 13 years there has been significant population growth in the area. With this growth has come new construction, increased usage of amenities and the growth of short term rentals (mostly in the Porto Cima Area) all requiring more oversight. This additional oversight includes code enforcement, adherence to building guidelines, wastewater system monitoring and monitoring of amenities.
- Beginning in 2024 the POA Board has opted to increase the budget for Owner Services Department by hiring more personnel to help with the growth in the area. The Board is maintaining a budgeted amount to be used specifically for contracted services from either the Sheriff's department or private security.
- The decision not to renew the current agreement with CCSO was based solely on the Board's mandated responsibility to satisfy the requirements of the governing documents and fulfill the desires of the community members.
- The CCSO will still be in the area doing what they do best and what they are best trained to do.
- The POA will continue to work with and support the Camden County commission and its departments.

Community Center and Fitness Center January Closing Dates

The Community Center will be closed from Monday, January 1st through Friday, January 5th, 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.

Owner Services' Hours _____

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

2024 Four Seasons Annual Assessments

Improved Lots Horseshoe Bend

On Site	\$850.00
Grinder Pump	\$681.00
Gravity	\$681.00

Unimproved Lots Horseshoe Bend

\$428.00

Improved Lots Shawnee Bend

On Site	\$1,120.00
Grinder Pump	\$939.00
Gravity	\$939.00

Unimproved Lots Shawnee Bend

\$575.00

Project Updates

The Four Seasons POA Board of Directors is excited to announce that work is finally beginning on two major projects that will enhance owners' experience while enjoying two of our amenities. First, work has begun on replacing the deck structure at the Grand Point swimming pool. This project includes not only the replacement of the entire deck structure but also sand-blasting the pool itself and painting it next spring. We are also replacing most of the old plumbing for the pool with new, updated plumbing, to improve water flow and turnover rates. Several other smaller components of this major project will also be completed during the course of this winter, into next spring, which will allow us to open the Grand Point pool, in all of its new glory, in May of 2024 as normal.

The second project getting underway soon is the conversion of the decommissioned Regency Cove swimming pool to a new pickleball court facility. Contractors are making the final plans and scheduling work to begin very soon. Pavement of the surface is scheduled to be completed by the end of November, with the final surfacing of the court to be completed early next spring. We will be making enhancements to the current facilities and planning on an exciting spring around the community.

Stay tuned, we will update everyone on the progress of these two projects in the January/February issue of the Association Press.

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.

Country Club and 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. Yearly rates are \$200 for 14-ft. wide space; \$180 for 11-ft. wide space; and, \$160 for 9-ft. wide space.

The 2024 Storage Facility Contracts will be mailed the first part of November. If current tenants wish to cancel their contract for 2024, please contact the management office immediately at 573-552-8334 or email drobinett@mam-llc.com.

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 9th** 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. Thursday, 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 3rd 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. **Admission is \$10 per person (due prior to event)**. Dress code is Christmas Casual.

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



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

The Annual Santa's Babes Christmas Luncheon will be held on **Thursday, December 7th at 12:00 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. Admission is **\$5 per person** and the dress attire is Christmas Casual.

We will have a donation food box for canned food or non-perishable food items to donate to Hope House. You can help those in need within our community by bringing a donation.

Don't be *naughty*... PLEASE be a *good little girl on Santa's Nice List* and **RSVP** to the Management Office by **December 5th: 573-552-8334 or events@mam-llc.com**.



Book Your Holiday Parties Now!

It's hard to believe Christmas and the start of 2024 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**.



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.



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.

Winter Time at the Lake

Winter months at the Lake are beautiful yet bring a few new challenges. To make things a little easier, please consider these suggestions:



- 1) Contact the MAM Office with accurate contact information for safety and security purposes. If Owner Services sees a problem around your home, they will call if a valid phone number is on file.
- 2) Ask a friend or neighbor to clean leaves off your front steps if you intend to be away for any length of time.
- 3) Put a timer on a lamp in your living room so it looks like someone is always home.
- 4) Fill out a form for Camden County Deputies to perform a home check.
- 5) If you own a dock, it is also good to give a neighbor or the MAM Office a contact for dock issues, should one arise. Owner Services will not go out on docks for safety reasons.

Have a great winter and stay safe and warm!

Not Receiving Four Seasons POA Communications?

We have discovered the reason some email notices are not reaching your inbox is because Gmail introduced the “Promotions” tab to help improve deliverability and open rates, and to decrease spam complaints from their users. Gmail delivers emails to these tabs based on constantly changing algorithms that take variable data into account, including sender information, email content, and recipient engagement.



Emails from Four Seasons POA are sometimes being delivered into that Promotions tab, or Junk/Spam folder.

Below are four options for correcting this issue:

- Drag/move the latest email from us into your Primary tab by clicking and dragging one of the emails from the Promotions/Spam tab up to the inbox. By doing so, all future emails from us should be delivered to the Primary/Inbox tab.
- Another method would be to right click on our email and choose “Not Spam”.
- Add the “From” emails (support@mam-llc.com and fslpoa@mam-llc.com) into your Contacts/Address Book so future emails appear in the primary tab.
- If using Gmail, you can disable tabs in the account settings, which will force all emails into the Inbox.

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 23rd and 24th

WTA: Closed November 23rd and 24th

CHRISTMAS:

MAM: Closed December 25th

WTA: Closed December 22, 2023 - January 2, 2024

NEW YEARS:

MAM: Closed January 1, 2024

WTA: Closed December 22, 2023 – January 2, 2024

Normal business hours will resume on January 2, 2024.

Enjoy a Safe and Happy Holiday Season!



Covenant Violations

Your Board of Directors and Missouri Association Management have diligently worked to develop proper, fair and consistent 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, on a case-by-case basis, with swifter remedial actions.

The Owner Services representatives regularly drive through the community to help homeowners, observe violations 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!

2023-2024 Upcoming Events

Four Seasons POA Board Meeting – 3rd Monday of each month (*unless otherwise advertised*)
November 20th and December 18th

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



January 1, 2024 – POA Assessments Due



January 1-5 – Community Center closed for deep cleaning and maintenance services

January 2 & 3 – Fitness Center closed for cleaning and disinfecting services



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!

ACC Update

The members of the ACC would like to wish all property owners a happy, healthy, and safe Thanksgiving and a Merry Christmas. The ACC would also like to give thanks to all the members of the community that have taken the time to apply for and receive permits for a variety of projects throughout the year.

Remember, projects altering the exterior portions of your properties require a permit from the ACC. The administrative staff of the ACC will be happy to help you with the permitting process and will do their best to inform you if any other governing entities will require permits.

By now the leaves should be falling from trees by the thousands so please remember if you blow them into the ditches along the streets the Horseshoe Bend Special Road District would appreciate it if you would burn them off, **Leaves and debris left in the ditch lines can create floods and water damage in the spring.**

Remember to keep the burning leaves far enough away from the asphalt to avoid damage to the road. Ameren MO would prefer that no leaves be blown into the lake and that every effort be taken to keep ashes from burnt leaves out of the lake as well.

A gentle reminder that the deadline for lot combining applications was September 30, 2023. New applications for combining lots will not be accepted until January 1, 2024.



On-Site Wastewater System Inspections

There are more than 1,400 on-site wastewater treatment systems currently in use within the Four Seasons POA. As you can imagine, the process of inspecting every system is lengthy and continues throughout the year. And for those of you who reside here during the winter, you may very well see our inspection staff in your yard and checking your system. Please do not be alarmed. We try to ensure that our inspectors wear clothing that identifies them as members of Missouri Association Management. However, during the winter months, when temperatures plummet and the heavy coats come out, it may be difficult to identify who these inspection individuals are. It should be noted that all of the vehicles that the inspectors use are identified with Four Seasons POA or Missouri Association Management emblems as well.

Shortly after your system is inspected, you will receive an inspection report. The report will inform you about the operating condition of your system and if there were any problems noted during the inspection. The report will also advise you on what steps to take should a problem be found. If you have any questions about the inspections, or the report you receive, please feel free to contact the Environmental Services Department at 573-552-8334 and we will be happy to assist you.



*Happy Holidays from
Missouri Association
Management &
Board of Directors!*

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



Inside the Press

Annual Letter From POA Board President	Pages 1-2
2023-2024 Managed Deer Hunt.....	Page 2
E-911 Address Changes	Page 2
Four Seasons POA and the Camden County Sheriff’s Office	Page 3
Community Center and Fitness Center January Closing Dates.....	Page 3
Owner Services’ Hours.....	Page 3
2024 Four Seasons Annual Assessments	Page 4
Project Updates.....	Page 4
Winterizing Reminders.	Page 4
Country Club and Porto Cima Boat Storage Facilities.....	Page 4
Ho! Ho! Ho! It’s Santa!	Page 5
Share in the Magic of Christmas!	Page 5
Santa Baby, I’ve Been an Awfully Good Girl!	Page 5
Book Your Holiday Parties Now!	Page 5
POA Aquatic Center Commemorative Bricks and Tiles	Page 6
Importance of Paying Assessments On Time!	Page 6
Winter Time at the Lake	Page 7
Not Receiving Four Seasons POA Communications?	Page 7
Holiday Hours of Operation.....	Page 7
Covenant Violations.....	Page 8
2023-2024 Upcoming Events.....	Page 8
RSVP’s Still Matter!	Page 8
ACC Update	Page 9
On-Site Wastewater System Inspections.....	Page 9