

*Welcome To The:*



**FOUR SEASONS**  
**POA**



# Welcome to the Community of Four Seasons!

Enclosed, you will find several informative topics designed to assist and familiarize you with your community. Please review this helpful information and if you have any questions, feel free to contact a representative with Missouri Association Management, LLC. You may reach a representative Monday through Friday, between 8:00 a.m. and 5:00 p.m. by calling 573-552-8334. You may also email your inquiry to [support@mam-llc.com](mailto:support@mam-llc.com) 24 hours a day.



## Board and Committee Members

<u>Board of Directors</u>	<u>Communications Committee</u>
Mary Bustin, <i>President</i>	Maggie Moe
Kurt Kuhlmann, <i>Vice President</i>	
Maggie Moe, <i>Treasurer</i>	
Christophe Torres, <i>Secretary</i>	
John Forti, <i>Director</i>	
<u>Architectural Control Committee</u>	<u>Social Committee</u>
John Forti, <i>Liason</i>	Maggie Moe, <i>Liason</i>
Ron Tussey, <i>Chairman</i>	Mary Bustin, <i>Liason</i>
Dave Halsell, <i>Vice Chairman</i>	Donna Green
Chris Van Meter, <i>Secretary</i>	Joanne Engel
Greg Polowy, <i>Committeeman</i>	Jennifer Reahr
Tom Roof, <i>Committeeman</i>	Sandy Jacobs
Dennis Irwin, <i>Committeeman</i>	Julie Van Meter
Preston Swafford, <i>Committeeman</i>	Sue Drake
	Patti Cook
	Kris Dees
	Debbie Bick
	Marilyn Allen



# Frequently Asked Questions

## What is the policy for owner proximity cards?

### **ELIGIBILITY:**

Four Seasons Lakesites Property Owners in good standing (all amounts due have been paid for all lots owned by that individual or group and not in violation of any covenants, rules or regulations).

### **DEFINITION:**

Proximity cards, which are issued as outlined below, are valid as long as the owner is a member in good standing. The owner is responsible for proximity card use unless the proximity card(s) is/are reported lost or stolen, in which case the proximity card(s) will be deactivated.

### **GENERAL RULES:**

- Two (2) proximity cards with the Four Seasons POA logo will be issued per developed lot. One (1) proximity card with the Four Seasons POA logo will be issued to owners of an undeveloped lot. Only one (1) proximity card will be issued regardless of the number of undeveloped lots owned. **The cards belong to the property and should be passed along to new owners in the sale of the property to which they belong.**
- As outlined in the Fourth Amended and Restated Declaration of Restrictive Covenants, Article 4.2, paragraph C. "...With respect to a Lot which is owned by more than one natural person, or by a trust, corporation, limited liability company, partnership or other legal entity, no more than two (2) married couples or three (3) unrelated adults may exercise the rights and privileges of Members or Associate Members at any one time. The dependent children (as defined by the Internal Revenue Service) of any such Person may enjoy the use of the Development, subject to the terms of this Declaration."
- New owners will receive proximity card(s) after a copy of the notarized property deed is received by the management office if previously issued cards are not passed along to new owners.
- Proximity cards will be activated only after all amounts due have been paid for **ALL** Lots owned by that individual or group and are not in violation of any covenant, rules or regulations.
- Replacement proximity cards will be provided at a cost of twenty-five dollars (\$25.00) per card to the owners. Lost or stolen card(s) will be deactivated.
- Property Owners in good standing have the option to purchase the Brivo App for an annual fee of \$5 per calendar year per device. The Brivo App allows owners to use their smart phone to access the Four Seasons amenities.



## What is the difference between The Four Seasons Lakesites Property Owners Association, Inc, The Village of Four Seasons, Four Seasons Lakesites, Inc., and The Lodge of Four Seasons?

***Not all Four Seasons Property Owners are in The Village of Four Seasons. Consequently, not all owners in The Village of Four Seasons are part of The Four Seasons POA.***

### **Four Seasons Lakesites Property Owners Association, Inc. (POA) (573)552-8334**

[www.fourseasonspsoa.com](http://www.fourseasonspsoa.com) is a non-profit corporation of property owners located on both Shawnee Bend and Horseshoe Bend. Many on the Horseshoe Bend side of the lake are also within the boundaries of the Village of Four Seasons. The POA was incorporated in 1971 with governing restrictive covenants and building guidelines. The POA is governed by elected Board of Directors consisting of six volunteer property owners. The POA is responsible for the operation, budget, maintenance and services, covenant enforcement and amenities within the Four Seasons POA. The Board contracts with Missouri Association Management, LLC to manage the day-to-day operations of the POA.

**The Village of Four Seasons (573) 365-3833 [www.villageoffourseasons.com](http://www.villageoffourseasons.com)** was incorporated in 1987. The Village Hall is located at 133 Cherokee Road and is the municipality which provides services such as law enforcement, funding for hiking and biking trails, parks and gardens, storm sirens and street lights within the municipality located on Horseshoe Bend. This local government also issues building permits and levies sales tax. If you live within the Village of Four Seasons, be sure to use "Four Seasons, MO" as your address when licensing your vehicle, boat or other large taxable purchases as the tax will benefit the area in which you live.

**Four Seasons Lakesites, Inc. (FSL)** is the development company that created the Four Seasons Property Owners Association.

**The Lodge of Four Seasons (573) 365-3000 [www.4seasonsresort.com](http://www.4seasonsresort.com),** located on Horseshoe Bend at the Lake of the Ozarks is a hotel, resort, and marina. Harold Koplak completed construction of the Lodge in 1964. The POA is *NOT* affiliated with The Lodge of Four Seasons.

**Camden County PWSD #4: (573) 365-6792 [www.camdenpwsd4.com](http://www.camdenpwsd4.com),** Owns and maintains both the potable and waste water systems in the Porto Cima residential areas as well as a handful of systems on Horseshoe Bend. Construction of this infrastructure began in 1994.

**Horseshoe Bend Special Road District (HBSRD): (573) 365-2832 [www.hbsrd.org](http://www.hbsrd.org)** was formed in 1962 and maintains all public roads on Horseshoe Bend. There are approximately 160 miles in the system. While the roads are Camden County roads, HBSRD has all maintenance responsibility. Their funding is primarily from a tax levy. HBSRD also builds and maintains a system of sidewalks. The sidewalks within the Village of Four Seasons have been funded by the Village of Four Seasons. Existing trails outside the Village have been funded by the Lodge of Four Seasons. To receive text alerts, go to [www.hbsrd.org](http://www.hbsrd.org) and fill out the form, or text hbsrd to 59925.



# What is Covered by Four Seasons Property Owners Association Annual Assessments?

## Administration

- Day to day operations (owner cards, publications, welcome packets, website, social media, etc.)
- Budget Preparation
- Record of Meeting Minutes
- Owner Relations

## Accounting

- 573-693-0600
- Billing, Collection, Tax Return Preparation

## Owners' Services, 573-434-0021

- Neighborhood Monitoring
- Monitor POA Amenities
- Covenant Enforcement
- Boat/Trailer Storage (Open/Secured, as available)

## Administration of Architectural Control Committee

- Review building, docks and exterior property changes
- Ensuring builder/owner compliance

## Environmental Services

- Monitor Wastewater System Installation
- Onsite System Annual Inspections
- Monitoring of Fishing Lakes
- General Lake Ecology

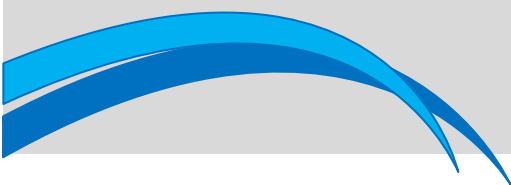
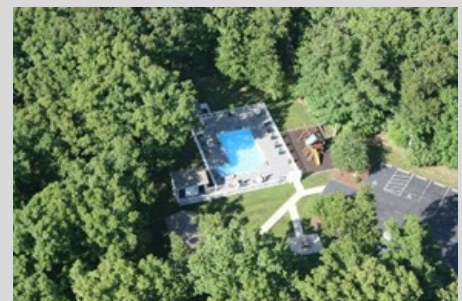
## Activities

- Coordinate Social Events
- Recreation Programs
- Facilities Management

## Camden County Sheriff's Department,

573-346-2243

- Responds to all law enforcement matters
- Provides "Away from Residence" services for members who are away from their residence for an extended period of time
- Checks all POA Amenities



# Amenities Covered by Four Seasons Property Owners Association Annual Assessments

## Community Center:

*2750 Horseshoe Bend Parkway  
Four Seasons, MO. 65049*

## Four Seasons Campground:

*187 Campground Road  
Four Seasons, MO. 65049*

## Swim & Tennis Recreation Facility:

*462 Kays Point Road  
Four Seasons, MO. 65049*

## Bittersweet Pool:

*901 Bittersweet Road  
Four Seasons, MO. 65049*

## Grand Point Recreation Facility:

*710 Grand Point Boulevard  
Sunrise Beach, MO. 65079*

## Aquatic Center:

*2750 Horseshoe Bend Parkway  
Four Seasons, MO. 65049*

## Boat Launch Ramps:

*Hopi Court*

*Kay's Point*

*East Salem*

*Imperial Point*

*Imperial Point #2*

*Old Erie*



# Four Seasons Community Center

*2750 Horseshoe Bend Parkway*

*Four Seasons, MO. 65049*

The community center is for the use and benefit of Four Seasons Lakesites property owners in good standing, their families, and sponsored guests.

## **Regular Scheduled Events**

**Fireplace**

**Great Room**

**Big Screen TV**

**Wet Bar**

**Full Kitchen with Ice Maker**

**Poker Room**

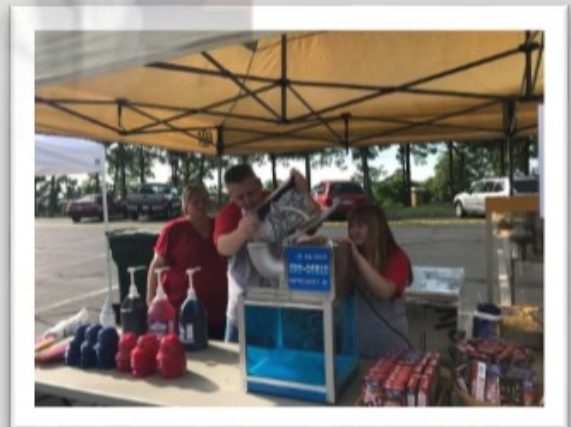
**Library**

**Wi-Fi (password, 5733658390)**

**Available to Rent for Private Events:**

***Reservations, Usage Fees & Deposit Required***

To schedule a reservation, you may contact the Activities Department by calling 573-552-8334 or you may stop by our office located at:  
2121 Bagnell Dam Blvd, Lake Ozark.





# Weekly Activities at the Community Center

*2750 Horseshoe Bend Parkway  
Four Seasons, MO. 65049*

***Bridge:*** Monday ladies group meet from 10:00 a.m.—3:00 p.m. and Tuesday night mixed group meet from 6:00 p.m.— 9:00 p.m..

***Couples Canasta:*** The group meets on the last Monday of each month, beginning on March 28th, 2022 from 6:00 p.m. —9:00 p.m.

***Ladies Canasta:*** The ladies meet every Tuesday from 10:00 a.m.—3:00 p.m.. Another group based out of Porto Cima play Hand & Foot Canasta every Monday at Dierbergs and on Wednesdays in the winter months.

***Poker:*** Wednesday Poker meet from 12:00 p.m.— 4:00 p.m..

***Ladies Canasta and Hand & Foot:*** On Wednesdays the ladies meet from 10:30 a.m.— 3:30 p.m..

***Silver Steps Video Light Workout Group:*** On Wednesdays & Fridays, the ladies meet from 10:30 a.m.— 11:30 a.m..

***The Scotch Foursome:*** A group of golfers meet every other Sunday, March through October at The Ridge Golf Course and then gather for dinner at the Four Seasons POA Community Center.

**If you are interested in joining any of these groups, contact our office at 573-552-8334.**

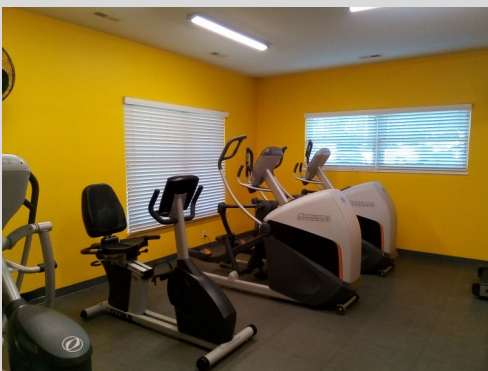
As you can see, we have many activities for all age groups. We also have various parties throughout the year for families as well as adult themed parties. Check the calendar on our website at [fourseasonspoa.com](http://fourseasonspoa.com) for a full schedule.

If you have any questions, please call the Activities Department, 573-552-8334.

*We hope you will take advantage of the variety of activities offered and will find friends with whom you will enjoy our wonderful community.*



# FITNESS CENTER



**FOUR SEASONS LAKESITES POA, INC  
FITNESS CENTER MEMBERSHIP FORM - 2023  
\$60.00 ANNUAL MEMBERSHIP FEE (January-December non-refundable)**

NAME: \_\_\_\_\_  
LOT/SUB: \_\_\_\_\_  
MAILING ADD: \_\_\_\_\_  
CITY/ST/ZIP: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
EMAIL: \_\_\_\_\_  
POA CARD#: \_\_\_\_\_  
ACCT#: \_\_\_\_\_

I/we, the undersigned do hereby acknowledge our understanding that the exercise facility is monitored and that any damage to any equipment or amenities contained within the facility, documented to have been caused by me/us, or any person utilizing my/our owners cards, may result in the suspension or revocation of my/our privileges to utilize this facility and, further, the repair or replacement costs of such damage or destruction may be assessed to me/us and become an assessment against my/our property. I acknowledge that the activities that I may undertake are dangerous, and that I may be exposed to physical injury. I assume the risk of and responsibility for any injury or death resulting from my participation.

I/we, the undersigned, do hereby acknowledge that, by our signature(s) below, we indemnify the Four Seasons Lakesites Property Owners Association, Inc., all agents, representatives or third-party individuals from responsibility as a result of misuse, abuse or improper operation of any exercise equipment for which this registration form is hereby submitted.

\_\_\_\_\_  
Property Owner Signature

\_\_\_\_\_  
Date

FOR OFFICE USE ONLY:

TOTAL PAID \_\_\_\_\_ DATE \_\_\_\_\_ CHECK# \_\_\_\_\_



# Four Seasons Campground & Park

*187 Campground Road  
Four Seasons, MO. 65049*

The campground is for the use and benefit of Four Seasons Lakesites property owners in good standing, their families, and sponsored guests. For reservations and rates you may contact the Activities Department by calling 573-552-8334 or you may stop by our office located at 2121 Bagnell Dam Blvd, Lake Ozark.

## **RV Hook-ups**

*(water and electric only)*

- 10 RV Sites
- 9 pull through sites
- 30 and 50 amp sites available
- Waste Clean-out Station
- **Reservations & Payment Required**

## **Tent Areas**

- 8 Tent Sites
- Tent sites are accessible to electricity and water
- **Reservations & Payment Required**

## **Picnic Pavilion**

## **Restrooms & Shower Building**

## **Laundry Facilities**

## **Fire Rings at Each Site**

## **Grills & Tables**

## **Swings**

## **Firewood *(when available)***

## **Wifi *(password, 5733658390)***



## **Pavilion Available to Rent for Private Events:**

**Reservations & Payment Required**

To schedule a reservation, you may contact the Activities Department by calling 573-552-8334 or you may stop by our office located at:  
2121 Bagnell Dam Blvd, Lake Ozark.



## *Pool Information*

Please remember to bring your property owners proximity card. MAM staff may ask to see your proximity card. The Grand Point and Swim and Tennis Pools will be heated based on weather and climate conditions. These pools are open from mid-May to mid-September weather permitting. Bittersweet pool will open Memorial Day Weekend through Labor Day Weekend. Daily pool facility hours are from 9:00 a.m. until 9:00 p.m. throughout the summer season, with Swim and Tennis offering an adult swim lap hour opening at 8a.m.

Members may invite guests as long as a member of the POA is present and when the member is within the range of reasonable communications with guests. For groups of 12 or more, please notify the Activities Department at (573-552-8334) to make prior arrangements.

*Please call to make reservations for social functions at the pavilion.*



# Four Seasons Lakesites Property Owners

## Association Pool Rules

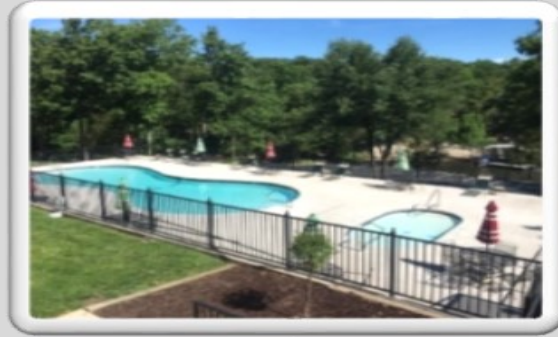
- No lifeguard is on duty- swim at your own risk.
- Pool use is restricted to Four Seasons Property Owners in good standing & their guests. Proximity card required.
- Persons under the age of 12 must be supervised by person 16 years and older. Proper swimming attire is required at all times. Cut-offs jeans/pants, gym shorts & thongs are not permitted swimwear.
- Waterproof Swim Diapers are required for all children who are not completely toilet trained.
- Persons with open cuts, sores, bandages, colds, coughs or infected eyes are not permitted in the pool.
- Please shower before entering the pool.
- No glass allowed in the pool area.
- Chewing gum is not permitted anywhere in the pool area.
- No alcohol or smoking in pool area. Missouri Association Management, LLC personnel have the right to inspect all closed containers.
- Animals are not allowed in the pool complex, with the exception of guide dogs. Guide dogs are allowed on deck, but not in the pool.
- Absolutely **NO DIVING!**
- Water balloons & water guns are strictly prohibited.
- Running, boisterous or rough play, pushing, acrobatics, dunking, wrestling, splashing, yelling, jumping haphazardly, standing or sitting on shoulders and snapping towels will not be tolerated.
- Spitting, spouting or nose-blowing in the pool is strictly prohibited.
- Foul or abusive language will not be tolerated.
- If lightning or dangerous weather is spotted in the area, please exit the pool & facility immediately.
- Missouri Association Management, LLC personnel have right to enforce all pool rules; after a verbal warning, member will be asked to leave the pool if they choose to disobey the posted rules.
- Please call 911 in case of emergency.
- Management, 573-552-8334, Owners' Services after hours 573-434-0021.



# Swim & Tennis Recreation Facility

*462 Kay's Point Road  
Four Seasons, MO. 65049*

The Swim & Tennis facility is for the use and benefit of Four Seasons Lakesites property owners in good standing, their families, and sponsored guests.



**Heated Pool**

**Kiddie Pool**

**Children's Playground**

**Bocce Ball**

**Pickle Ball**

**Two Tennis Courts**

**Volleyball**

**Basketball**

**Shuffleboard**

**Pavilion**

**Picnic Area (Grills, Tables & Parking)**

**Three Well Boat Dock**

**Restrooms & Showers**

**Wifi (password, 5733658390)**



**Pavilion Available to Rent for Private Events:**  
***Reservations & Payment Required***

To schedule a reservation, you may contact the Activities Department by calling 573-552-8334 or you may stop by our office located at:  
2121 Bagnell Dam Blvd, Lake Ozark.



# Bittersweet Pool Facility

*901 Bittersweet Road  
Four Seasons, MO. 65049*

The Bittersweet Pool facility is for the use and benefit of Four Seasons Lakesites property owners in good standing, their families, and sponsored guests.

**Kiddie Pool**

**Pavilion**

**Picnic Area (Grills, Tables & Parking)**

**Restrooms**

**Wifi** (*password, 5733658390*)

**Pavilion Available to Rent for Private Events:**

***Reservations & Payment Required***

To schedule a reservation, you may contact the Activities Department by calling 573-552-8334 or you may stop by our office located at:  
2121 Bagnell Dam Blvd, Lake Ozark.

# Grand Point Recreation Facility

*710 Grand Point Boulevard  
Sunrise Beach, MO. 65079*

The Grand Point Pool facility is for the use and benefit of Four Seasons Lakesites property owners in good standing, their families, and sponsored guests.

**Heated Pool**

**Pavilion**

**Picnic Area (Grills, Tables & Parking)**

**Children's Playground**

**Bocce Ball**

**Pickleball**

**Horseshoes**

**Restrooms**

**Wifi** (*password, 5733658390*)

**Pavilion Available to Rent for Private Events:**

***Reservations & Payment Required***

To schedule a reservation, you may contact the Activities Department by calling 573-552-8334 or you may stop by our office located at:  
2121 Bagnell Dam Blvd, Lake Ozark.



# Four Seasons Private Stocked Fishing Lakes

There are three fishing lakes within Four Seasons Lakesites POA. The lakes are for the private use of Four Seasons Property Owners in good standing and are stocked with catfish, rock bass, bass, crappie, sunfish, and bluegill. In order to fish, you must have a current proximity card to prove membership.

## Directions to the Interior Fishing Lakes

**Autumn Lake:** 12 acres. It is the smallest of the three inland lakes. Follow Cherokee to Linn Creek. Left on Linn Creek to Cornett Branch. Left on Cornett Branch to Cornett Drive. Right on Cornett Drive to Autumn Lake Drive. Left on Autumn Lake Drive to gravel road on the right. There is a sign labeled Autumn Lake.

**Good Oak Lake:** 35 acres. Follow Cherokee to Linn Creek. Left on Linn Creek to Cornett Branch. Left on Cornett Branch to Ridge Road. Left on Ridge Road. The access road is on the left off Ridge Road.

**Treeline Lake:** 50 acres. The Largest of the interior lakes. Follow Bittersweet Road to Bloomington Drive. Turn left on Bloomington Drive. Continue on Bloomington Drive and it will take you directly to Tree-line Lake, (Note: The access road is steep and difficult to maneuver. We suggest that you park your car at the top and walk down.)

**No Gas-Powered Motors Are Permitted on the Interior Lakes**

*\*With an exception of electric motors not to exceed 5 hp.*



## Boat Launch Ramps

Boat launch ramps are available throughout the Horseshoe Bend area of the Four Seasons community and are solely for the private use of Four Seasons POA members in good standing.

When using any of the boat launches, please be prepared to show your property owner proximity card. If you leave your vehicle or trailer at a launch, please display your property owner proximity card on the dashboard of your vehicle. No overnight parking of boats, trailers, or cars. In order for guests to launch their boat, a POA member in good standing must be present.

**The boat launch ramps are for boat use only! Absolutely NO commercial use!**

## Directions to the Four Seasons POA Boat Launch Ramps

**Hopi Court:** Horseshoe Bend Parkway to Cherokee. Right on Cherokee to Country Club Drive. Right on Country Club Drive to Hopi Court. Left on Hopi Court to boat launch.


**Kay's Point:** Horseshoe Bend Parkway to Cherokee. Right on Cherokee to Linn Creek Road. Left on Linn Creek to Kays Point Road. Left on Kays Point Road. When Kays Point splits, stay to the right. Follow it to the boat launch sign on the right.

**East Salem:** Horseshoe Bend Parkway to Bittersweet Road. Right on Bittersweet to Goldenrod. Left on Goldenrod to East Salem. follow to boat launch sign on left.

**Imperial Point:** Horseshoe Bend Parkway to Bittersweet. Right on Bittersweet to Anemone. Right on Anemone to Imperial Point Drive. Left on Imperial Point Drive to first boat launch sign on left.

**Imperial Point #2:** Horseshoe Bend to Bittersweet Road. Right on Bittersweet Road to Anemone. Right on Anemone to Imperial Point Dr. Left on Imperial Point Dr. to second boat launch sign on left.

**Old Erie:** Horseshoe Bend to Cherokee to Linn Creek to Old Erie. Go to end of Old Erie, entrance is off the Cul-de-sac.



# *Call For Volunteers*

*Committees advise and assist the board in conducting the business of the association. Interested residents of the community are invited to volunteer for committees where they have an interest and can make a contribution to the community.*

## **Social Committee**

Meet as needed. This committee assists in planning parties and activities to promote community spirit.

## **Architectural Control Committee (ACC)**

Meet the first and third Tuesday of each month. The basic purpose of this committee is to preserve the aesthetic value and appearance of the structures and landscaping of the Four Seasons POA. Their goal is to maintain the neighborhood to the highest standards applicable. The committee considers and approves or disapproves plans, specifications and other items affecting the value and or appearance of the neighborhood in compliance with the ACC Builders Guidelines. It reviews and approves all plans for exterior changes and new buildings in the community.

## **Communications Committee**

This committee was created for the purpose of identifying public relation issues that would be beneficial to the community. The committee members serve as liaisons to outside entities such as Ameren UE, Lake Ozark Watershed Alliance (LOWA), Villages of Shawnee Bend and Four Seasons, etc. The members gather information to report back to the Board of Directors, communicate property owners concerns to the Board and get answers to owners' inquiries.

Please contact Missouri Association Management, LLC office at 573-552-8334, 2121 Bagnell Dam Blvd. Lake Ozark, MO 65049 to inquire about joining any of these committees.



# 2023 Community Fact Sheet

Annual Meeting	October 14, 2023 at 10:00 am Community Center
Monthly Board Meetings	Third Monday of the month at 9:00 am at the POA Community Center
Architectural Control Committee Meetings	Bi-Monthly: The first and third Tuesday of the month
Communications Committee Meetings	Meet on an “as needed” basis
Social Committee Meetings	Meet on an “as needed” basis
Boat Storage Fee	Contact MAM office for information
Campground Usage Fee	RV fees: 50 amps \$35; 30 amps \$35; Tent site \$10
Fitness Center	\$60 per calendar year– per Household
Brivo App	\$5/per device per calendar year
Horseshoe Bend Improved Lots W/Onsite Wastewater	Total of 1,418 Lots; 2023 Assessments \$723
Horseshoe Bend Improved Lots W/ Grinder pump	Total of 135 Lots; 2023 Assessments \$574
Horseshoe Bens Improved Lots W/Gravity Wastewater	Total of 85 Lots; 2023 Assessment \$574
Improved Lots Shawnee Bend W/ On-site Wastewater	Total of 21 Lots; 2023 Assessments \$960
Improved Lots Shawnee Bend W/Grinder Pump	Total of 460 Lots; 2023 Assessments \$801
Improved Lots Shawnee Bend W/ Gravity	Total of 27 Lots; 2023 Assessments \$801
Unimproved Lots Horseshoe Bend	Total of 2,965 Lots; 2023 Assessments \$351
Unimproved Lots Shawnee Bend	Total of 1,199 Lots; 2023 Assessments \$432
Associate Members	Total of 406; 2023 Assessments \$351
Total Number of Members	6,743 As of January 1, 2023
Total Number of Board Members	5 board members
Fiscal Year	January 1, 2023-December 31, 2023
Professionally Managed by	Missouri Association Management, LLC
Accounting Services By	Wilson Toellner CPA
Website	<a href="http://www.fourseasonspoa.com">www.fourseasonspoa.com</a> <a href="https://www.facebook.com/fourseasonspoa">www.facebook.com/fourseasonspoa</a>
Facilities	Community Center hosting private and regular scheduled events, 3 stocked fishing lakes, 2 boat storage facilities, campground with picnic area and swings
Amenities	3 swimming pools (2 heated), Aquatic Center— <i>Coming Soon</i> , 3 pavilions, 1 multi-court for volleyball, basketball, shuffleboard and tennis. 1 asphalt tennis court, 2 playgrounds, boat launching ramps, bocce ball, pickleball and horseshoes



# Who to Call:

Covenant Enforcement	Owners' Services	573-552-8334 573-434-0021
Storage Access	Owners' Services	573-552-8334 573-434-0021
General Patrols	Owners' Services	573-552-8334 573-434-0021
Campground Reservations	Activity Department	573-552-8334 573-434-0021
Animal Complaints	Owners' Services/CCSD	573-552-8334
Amenities Checks	Owners' Services/CCSD/ Activities	573-552-8334
Law Enforcement Issues	Camden County Sheriff Department (CCSD)	573-346-2243
Away from Residence Checks	CCSD	573-346-2243
Property Owner's Cards	FSL-POA Administrative Office	573-552-8334
POA Maintenance/Grounds Care	FSL-POA Administrative Office	573-552-8334
Report Address Changes or Phone Number Changes	FSL-POA Administrative Office	573-552-8334
Inquiries regarding Association Press	FSL-POA Administrative Office	573-552-8334
Construction Fees, Permits and Inspections	Architectural Control Dept.	573-552-8334
Information re: any exterior changes to property	Architectural Control Dept.	573-552-8334
POA Activities, Reservations	FSL-POA Activities Department	573-552-8334
Reservations for POA Community Center	FSL-POA Activities Department	573-552-8334
Inquiries regarding Association Press	FSL-POA Administrative Office	573-552-8334
Operation of Wastewater Systems (Horseshoe Bend & Shawnee Bend)	FSL POA Wastewater Services	573-552-8334
Assessments, Bills, Payments	Wilson Toellner CPA	573-693-0600



# Who to Call:

County Roads on Horseshoe Bend	Horseshoe Bend Special Road District	573-365-2832
County Roads on Shawnee Bend	Camden County Road Commission	573-346-4471
Water Service (Lake Ozark/Horseshoe Bend)	Camden County PWSD #4	573-365-6792
Water Service (Sunrise Beach/Porto Cima)	Camden County PWSD #4	573-365-6792
Cable TV	Spectrum	888-871-4485
Phone Service	AT&T	800-464-7928
Electric Service (Horseshoe Bend/Parts of Shawnee Bend)	Ameren UE	800-552-7583
Electric Service (Shawnee Bend)	Como Electric	573-374-5407
Mail Service (Horseshoe Bend)	Lake Ozark Post Office	573-365-3344
Mail Service (Shawnee Bend)	Sunrise Beach Post Office	573-374-7993
Burning Permit (Horseshoe Bend)	Lake Ozark Fire Department	573-365-6407
Burning Permit (Shawnee Bend)	Sunrise Beach Fire Department	573-374-7986
<p>The Owners' Services Department operates from 8:00 am — 6:00 pm, 7 days a week, 573-434-0021.</p> <p>Missouri Association Management may be reached Monday- Friday 8:00 am—5:00 pm at 573-552-8334 or 573-434-0021 for after hours and weekends.</p> <p>The Camden County Sheriff's Department (CCSD) is available for assistance 24 hours a day, 7 days a week 573-346-2243 (non-emergency) or 911 for emergency.</p>		

