

## 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.

## Enhanced Law Enforcement Agreement

During the 2024 budget preparation process, the Board of Directors spent much time evaluating the expense of an agreement with the Camden County Sheriff’s Office as compared to the services received. The agreement over the years has become less geared toward the POA and more just regular law enforcement for the county as provided for in your taxes and again through the Village of Four Seasons for those within its boundaries. As a result of these discussions, it was determined that the association would not renew an agreement with the CCSO for 2024 and hire appropriately for covenant enforcement, which is required by our governing documents. Once this decision became public, there were many property owners who expressed their dismay and were specifically concerned that law enforcement was being discontinued in the entire POA. This is not the case; however, at the conclusion of a Town Hall meeting, the Board informed the gathering that it would take those expressed concerns into consideration, along with input from other entities and involved parties, as it evaluated its decision.

After several weeks of consideration, including conversations with the Camden County Commissioners, Sheriff Tony Helms, legal counsel for both the POA and Camden County and comments from property owners, the Board of Directors developed a proposed agreement, believed to encompass what the POA desires in service, primarily increased law enforcement. A tentative agreement of \$100,000 was established in both a meeting with all parties and a follow-up meeting between the POA attorney, Mike McDorman and Sheriff Helms. This proposal was communicated to the Camden County Commissioners and Sheriff Helms and is under their review as of the time this article was written.

Any follow-ups will be posted on our website .... [fourseasonspoa.com](http://fourseasonspoa.com).

## Help Us Be Social

If you would like to get involved by helping to plan social events/ parties, please join the Social Committee. We meet the first Thursday of every month at 2:00 p.m. in the Community Center. Call Dana at 573-552-8334 or email [drobinett@mam-llc.com](mailto:drobinett@mam-llc.com) for more information.

## 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

\$520.00

## Regency Cove Project Updates

As work began on re-development of the old Regency Cove pool into a new Pickleball facility, it was determined there has been a substantial increase of the settling of the base material since the pool closed at the end of the 2021 season. Until a safe remedy for this newly-discovered concern, along with an accurate cost estimate, can be determined, work will be paused. The Board would like to assure owners that this project will move forward as soon as possible assuming that the proper solutions are not cost-prohibitive.



Fate would have it that only days after completion, the new Regency Cove entrance sign would fall victim to the incidental damage of an automobile accident at the intersection of Cherokee and Horseshoe Bend Parkway. The two-car accident caused one of the vehicles to strike the new sign, destroying it. At this time, three different insurance companies are working to determine responsibility and replacement values. Since the sign will be completely replaced, we will take advantage of the unfortunate event to make some improvements on the replacement sign. We will plan to use larger, more-prominent lettering and we will work to get landscaping completed. We will not be able to begin work on replacing the sign until the insurance issues are resolved and weather conditions are more favorable, but we will work to have the new sign up before the season gets into full swing.

## 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!

## 2023-2024 Managed Deer Hunt



Please make note, Deer Season began September 15th thru November 10th, then continues November 22nd, 2023 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.

## E-911 Address Changes

With the opening of the new Aquatic Center rapidly approaching, the Camden County E-911 Mapping & 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

### POA Aquatic Center Commemorative Bricks and Tiles

Since 1971, the Four Seasons POA has provided a special sense of community, social interaction, comradery, sylvan setting, casual & active lifestyles, 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 also preserve 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](http://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.

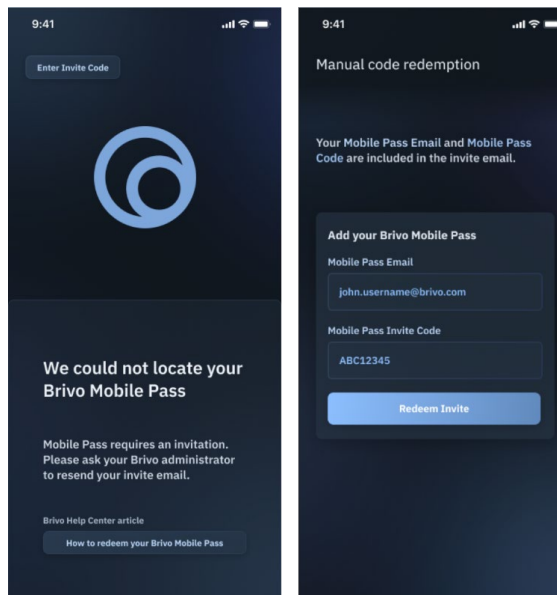
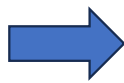
## Purchase Your Mobile Pass Today!

Purchase our Mobile Pass for easy access to our amenities. The app installs on your phone within minutes. Never worry about losing your keycard again. The mobile pass is \$5 per calendar year. Once purchased, setup is simple!

You can purchase the app at the Missouri Association Management office located at 2121 Bagnell Dam Blvd. Lake Ozark.

## Redeeming your Brivo Mobile Pass

1. Download the Brivo Mobile Pass app - You can download it from Google Play or the App Store.
2. You'll get an invitation email from your Brivo Admin. If you tap on the Add my Pass button and the app tells you it could not locate your Brivo Mobile Pass, tap on the Enter Invite Code button in the upper left corner of the screen.  
**Important Note:** Your Invite Code will be included in the email you got from your Admin.



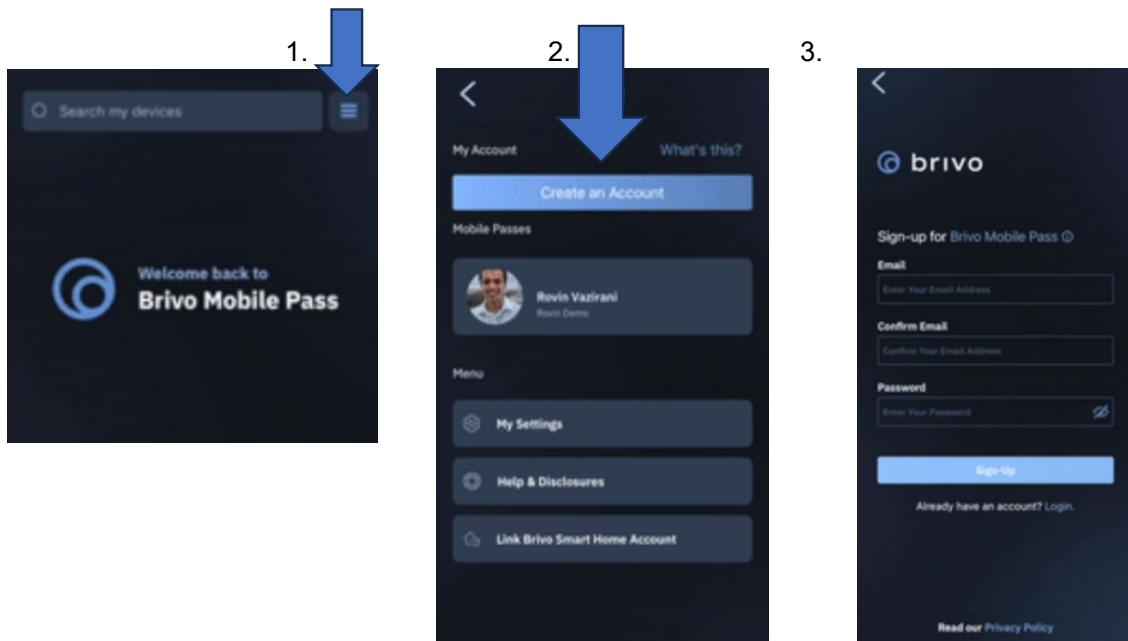
3. Enter the Email and Invite Code from your invitation email.
4. Tap the Redeem Invite button.
5. If this is your first time using Brivo Mobile Pass, you can follow the tutorial, or you can just skip it.
6. Creating a Mobile Pass account is optional. Please refer to the next section for additional details.
7. Start using the Brivo Mobile Pass app - When you are at your destination, make sure your Bluetooth is on and type your door name in the search bar and tap on it to get in.

## Create a Brivo Mobile Pass Account (BMP)

Creating a BMP account allows you to link your mobile pass to your email and transfer them when you upgrade your phone.

Note: This cannot be done until you have Redeemed your Brivo Mobile Pass via email.

1. Use the Navigation Menu up Top to find the Create an account button.
2. Tap on the button to get started.
3. Enter an email address and password to sign up for the account.
4. You will receive a verification email with a link. Tap on the link to complete the account creation process.
5. You're done.



## 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.
- Check smoke detectors; replace batteries. Residential fires are more common in winter, so it is important that all smoke detectors function properly. Carbon monoxide detectors are highly recommended to avoid inadvertently trapping the toxic gas in your home.
- Chimneys and furnaces should be serviced at least once a year to clear any buildup and to keep them operating efficiently.
- Clean gutters from buildup of leaves and debris so ice and snow do not create a dam causing potentially bigger issues and causing leaks.
- Pipes in exterior walls need to be insulated.
- Switch the water heater and water softener to vacation mode or turn off at the breaker box.

### 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 also be closed Tuesday, January 2nd from 12 a.m. until 11 p.m. 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.

### 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 delivered into that Promotions tab, or Junk/Spam folder.

Below are four options for correcting this issue:

1. 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.
2. Another method would be to right click on our email and choose "Not Spam".
3. Add the "From" emails ([support@mam-llc.com](mailto:support@mam-llc.com) and [fslpoa@mam-llc.com](mailto:fslpoa@mam-llc.com)) into your Contacts/Address Book so future emails appear in the Primary tab.
4. If using Gmail, you can disable tabs in the account settings, which will force all emails into the Inbox.

### 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](http://www.fourseasonspoa.com) and [www.facebook.com/fourseasonspoa](https://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](mailto:Jsasseen@mam-llc.com) and ask to be added to the email list.

*Happy  
New  
Year!*



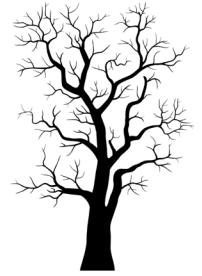
### ACC Update

Happy New Year from the Four Seasons POA Architectural Control Committee(ACC)!!  
The ACC would like to remind our community members that tree removal can be approved in the winter. Our administrative staff will be happy to inspect trees and help in any way necessary.

Don't forget that tree removal and other projects do require permits, most permits don't require any kind of fee. Any questions regarding the permitting process can be addressed by the administrative staff at 573-552-8334.

The ACC would like to remind everyone that construction cannot start any earlier than 7:00 AM and must end at 7:00 PM. Furthermore, construction must be suspended on Sundays and Holidays.

Thank you and have the greatest of New Years!!



### Let's Talk Leaves

In the past, you called the Lake Ozark Fire Protection District burn line to obtain a permit to burn leaves. Now you have to go to their website:([www.lofpd.com](http://www.lofpd.com)) and fill out a form; the phone number no longer works. There is no covenant violation that requires the removal of leaves but, if you do, please don't put them in the lake. Also, if you burn in the ditch, please be mindful of the culvert pipes as they are transitioning from metal to industrial plastic. We no longer have a yard waste disposal area, but burning is fine with a fire department permit. There are also several companies that offer leaf removal. If you have any questions, please feel free to call Owner Services at 573-434-0021.



### Camden County Road and Bridge

Camden County Road & Bridge has requested all Sunrise Beach residents to refrain from parking on county roads and cul-de-sacs during snow events to allow the County to provide the services desired. Any vehicle impeding snow removal may be towed at the owner's expense.



### Limiting Grease Is Beneficial For Your Grinder Pump System

While there are many things that can cause a grinder pump system to stop functioning properly; the most common is grease entering the system. Although it isn't something that most people think about, it is very important to limit the amount of grease that enters your grinder pump system. Grease entering your grinder pump system has a negative effect on it because, over time it will collect on the components that control the pump, which can cause it to run excessively. At the very least this can shorten the life of the pump or, in the worst-case scenario, it can cause the pump to overheat and fail.

One suggestion for disposing of grease is to collect it in an empty coffee can and, once the can is full, simply throw it out with the rest of the garbage. Another suggestion for helping to control grease is to pour a small bottle of dish soap down your drain at least once a month while running hot water. This will help to break down any grease that does get into the system.

It's worth noting that grease not only has a negative effect on a grinder pump system, but on all types of wastewater treatment systems as well. This includes the individual on-site aerated treatment systems utilized in much of Four Seasons. It is for this reason that we ask every Four Seasons homeowner to refrain from putting grease down their drains. If you have any questions regarding this topic or your wastewater treatment system in general, please call the Environmental Services Department at (573) 552-8334.



## 2024 Upcoming Events

**Four Seasons POA Board Meeting – 3rd Monday of each month starting at 9 a.m. (unless otherwise advertised)**

**January 1 – POA Assessments Due**

**January 1-5 – Community Center Closed** for deep cleaning and maintenance services.

**January 2 – 12 a.m. to 11 p.m. – Fitness Center Closed** for cleaning and disinfecting services.

**February 6 – Election Day, Community Center**

**February 29 – 12 p.m. to 5 p.m. – Red Cross Blood Drive, Community Center**

**March 30 – 10 a.m. to 11:30 a.m. – Easter Celebration, POA Campground**

**April 2 – Election Day, Community Center**

**April 19-21 – Spring Community Garage Sales**

**April 25-27 – Spring Community Clean-Up**

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

**June 15 – Block Party**

**June 22 – Backup date for Block Party**

**June 27 – 12 p.m. to 5 p.m. – Red Cross Blood Drive, Community Center**

**August 6 – Election Day, Community Center**

**August 22 – 12 p.m. to 5 p.m. – Red Cross Blood Drive, Community Center**

**September 20 & 21 – Fall Community Garage Sales**

**September 26-28 – Fall Community Clean-Up**

**October 12 – 10 a.m. – Annual Owners Meeting, Community Center**

**October 17 – 12 p.m. to 5 p.m. – Red Cross Blood Drive, Community Center**

**October 26 – Fall-Fest**

**November 5 – Election Day, Community Center**

**December 1 – 6 p.m. to 9 p.m. – Magic of Christmas**

**December 5 – 12 p.m. to 3 p.m. – Santa Babes**

**December 7 – 10 a.m. to 11:30 a.m. – Kids Christmas with Santa**

**December 19 – 12 p.m. to 5 p.m. – Red Cross Blood Drive, Community Center**