



Association PRESS

March-April 2024

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

2024 Four Seasons POA Easter Celebration

Saturday, March 30th, 2024 – 10:00 a.m. to 11:30 a.m.

Here comes Peter Cottontail, Hoppin' down the bunny trail!



HAPPY EASTER

Please join us for our Annual Easter Celebration at the Four Seasons POA Campground located at 187 Campground Rd. for an Easter Egg Hunt and pictures with the Easter Bunny!

Refreshments will be provided as well as treats and goody bags for all the children.

In case of rain, we will move the Easter Celebration inside at the Community Center.

Please **RSVP by March 25th** by calling 573-552-8334 or e-mail events@mam-llc.com.

2024 Four Seasons Annual Assessments

Improved Lots Horseshoe Bend

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

Improved Lots Shawnee Bend

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

Unimproved Lots Horseshoe Bend

\$428.00

Unimproved Lots Shawnee Bend

\$520.00

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 Mobile Pass

Purchase the Four Seasons 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.



Regency Cove



For quite some time, the Four Seasons POA has worked to figure out the best use of the old Regency Cove swimming pool for the members of the community.

Based on input from property owners who have expressed their opinions, the Board decided that a new Pickle Ball facility would serve the majority of owners the best. As we began the process of preparing the site for redevelopment, it became evident that substantial work would be required to stabilize the site for the intended use. We apologize for the delay; however, we want to ensure that, once developed, owners will have a safe and pleasant experience using this wonderful amenity.

During the February 19th Board of Directors meeting, the Board authorized the removal of the old concrete pool deck surface in order to allow for a better understanding of what is going on underneath. Once this work is completed, a better sense of the necessary work can be determined. Once that process is complete, the Board can better assess the expense of the project and make an informed decision as to what funds will be required and what options are available.

We will provide further updates via the newsletter, Facebook and other media as they become available. Thank you for your patience and understanding.

Four Seasons POA Spring Garage Sale

It's time to clean out your storage and welcome spring!

Mark your calendar for...

**THE FOUR SEASONS POA ANNUAL SPRING GARAGE SALE
APRIL 19th, 20th, & 21st**

Spaces for sales will be available at the **Four Seasons POA Campground** located at 187 Campground Rd. *NO sales will be allowed at the Community Center parking lot.*



The list of Garage Sale Addresses will be available after **1:00 p.m., Thursday, April 18th**, online at www.fourseasonspoa.com; or, on the Four Seasons POA Facebook page; or, at the Missouri Association Management office located at 2121 Bagnell Dam Blvd. in Lake Ozark.

Sign up by contacting: Dana Robinett at 573-552-8334 or drobinett@mam-llc.com.

Text Alerts! Sign up to stay connected with us!

Receive important alerts via text by filling out the form on our website <https://fourseasonspoa.com/text-communication/> Message & data rates apply. Text Campaign Terms of Service and Privacy Policy can be found on our website at the link provided above.



Spring Rains

As spring approaches, so does the rain.



Spring rains signify the beginning of a new season of growth. Unfortunately, spring rains can bring potential flooding problems. You can help minimize these potential problems by keeping the ditch lines and culverts near your property clear of leaves and debris. Maintaining the ditches and culverts ensures the rain runoff can drain from our roads and property without causing damage to your landscape and lawn.

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

*TAKE ME OUT TO THE BALLGAME
SPRING SOCIAL!*

March 28th 5-8 p.m.

Door Prizes

Ballpark Food

*Ice Cream
Apple Pie*



**Wear
your
team
colors
and join
us for
Opening
Day!**

\$10 In Advance or \$15 at the Door

POA Community Center 2750 Horseshoe Bend Parkway

*RSVP by March 25th Call:573.552.8334 or e-mail: events@mam-llc.com

Adults Only Please bring ID to drink

Aquatic Center Update

It has been a long and winding road that is culminating in the final phases of completing and opening the new Aquatic Center, located just East of the Community Center. By the date this newsletter is published, significant progress will be made. Exterior siding should be complete, flooring should be complete and all of the windows and entry glass work is complete. Finish details are being completed daily and Capri Pools is working to complete work on the splash pad and the two swimming pools.



If everything continues to proceed at its current pace, we anticipate a completion and opening date of May 1st. That date is still subject to change and could be delayed. From the initial groundbreaking in November of 2022, we are fifteen months into this project; which really is not that long for a project of this magnitude and we hope that, once owners get to experience this facility first-hand, you will perhaps understand the extent of the project and the time it has taken.

Start getting excited about the Grand Opening! As time gets closer, we will communicate updates via all social media platforms and we look forward to owners enjoying the many benefits coming soon.

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 and follow the link to place your order.

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 for more information.

Spring Clean-Up

April 25th, 26th and 27th waste containers located in the POA storage areas on Horseshoe Bend and Porto Cima, will be available for Property Owners in good-standing to dispose of unwanted items.

Porto Cima Storage Facility

Thursday, April 25 - 8:00 a.m. to 5:00 p.m.
Friday, April 26 - 8:00 a.m. to 12:00 Noon
Saturday, April 27 - 8:00 a.m. to 10:00 a.m.

Country Club Storage Facility

Thursday, April 25 - 8:00 a.m. to 5:00 p.m.
Friday, April 26 - 8:00 a.m. to 5:00 p.m.
Saturday, April 27 - 8:00 a.m. to 12:00 Noon



This program has proven to be very successful and is typically scheduled for the weekend following the Garage Sales. Property owners may drop off trash throughout the day on Thursday and Friday, as well as Saturday morning. 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.

THE FOLLOWING ITEMS CANNOT BE 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 WASTE/MANURE • RADIOACTIVE MATERIAL
PCB's (*Polychlorinated Biphenyls*) • TIRES
REGULATED INFECTIOUS WASTE
SEPTIC TANK PUMPAGE OR RAW SEWAGE SLUDGE

*For larger items and appliances, you may recycle them at the following locations:

Rock Island Iron
& Metal Recycling
401 East 8th Street
Eldon, MO 65026
573-392-3727

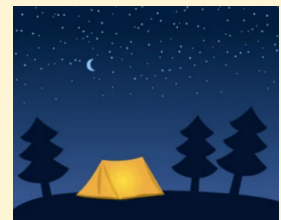
Reed's Automotive
20 Twiggy Lane
Eldon, MO 65026
573-392-3590

Reed's Iron & Metal
242 State Road A
Linn Creek, MO 65052
573-873-7222

Spend A Night Under The Stars

The Four Season POA Campground will open the last weekend in March, weather permitting. The campground offers 10 RV/ Camper hook-ups (30/50 AMP and water) for \$35 per night and 8 tent sites (110 volt and water) for \$10 per night, with picnic tables and fire rings at each of the 18 camping sites. There is also a bathhouse with men's and women's shower, laundry facilities, pavilion with charcoal grill and large fire ring, swings, and a stage, where we periodically host events.

If you want to get out of the house and into nature while spending quality time with family and friends, or looking for a fun experience for your visitors, please contact the POA Office for reservations 573-552-8334 or email: events@mam-llc.com.



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 support@mam.com and ask to be added to the email list.

Spring Tips

Spring is the best time to:

- Trim mums to measure 8 to 10-inches around, stopping blooms to form until July 4. This will produce large, colorful mums for the fall season.
- Prune summer blooming shrubs such as Spirea, Rose of Sharon, and Burning bushes. Barberries and evergreens such as Boxwoods can be pruned and shaped as needed throughout the year.
- Treat your lawn for grubs.
- Begin lawn fertilization to promote healthy green lawns.
- Cut your ornamental grasses down as low as you can go without cutting into the heart of the plant. Cut them straight across like a flat top haircut.
- Add nutrients to create a healthy medium for the plant to grow. You must augment your gardening areas with fertilizers and nutrients. A general fertilizer (10-10-10 or 20-20-20) and peat moss will add organic material and nitrogen. Preen (a weed killer) will not hurt the flowers and can be added to reduce weeds in your garden.



Crepe Myrtles – In early spring, before they leaf out, trim your Crepe Myrtle. Avoid topping the shrub, but a small amount can be trimmed for neatness and trim all the smaller branches out of the shrub. Avoid leaving nubs on the branches because they form smaller branches that will not hold up flowers.

Azaleas – Prune, transplant, and fertilize in the spring, after the plants have flowered. Add a slow-release fertilizer such as a 12-5-9 or similar types. Prune after they have bloomed, but no later than July 4 because you will be cutting the blooms for next year.

Social Events Dates and Contacts

The Social Committee meets on the first Thursday of each month at the Community Center at 2:00 p.m.

Rummikub – The ladies meet every Tuesday from 10:00 a.m. to 3:00 p.m. at the Community Center. Please contact Velma Kirchner at 573-280-8761 if interested.

Bunco – The ladies meet the second Tuesday of the month from 6:00 p.m. to 9:00 p.m. at the Community Center. Please contact Karen Blickenstaff 636-346-2128 if interested.

Group Video Exercise – The group meets every Wednesday from 10:30 a.m. to 11:30 a.m. and on Friday at 10:30 a.m. to 11:30 a.m. at the POA Community Center.

Ladies Bridge – The ladies meet every Monday from 10:00 a.m. to 3:00 p.m. at the POA Community Center. Please contact Joan Williams 573-365-5712 if interested.

Couples Canasta – The last Monday evening of the month from 6:00 p.m. to 9:00 p.m. at the POA Community Center.

Ladies Canasta – The ladies meet every Tuesday from 10:00 a.m. to 2:00 p.m. and on Wednesday from 10:30 a.m. to 3:30 p.m. at the POA Community Center. Please contact Kathy Russell 573-552-8528 if interested.

Men's Poker – The men meet every Wednesday from 12:00 p.m. to 4:00 p.m. in the Community Center poker room. Please contact Greg Cartwright 913-378-4008 if interested.



2024 Paving Schedule

Elm Court • Sumac Court • Crocker Court • Trillium Lane • Nassau Circle • Hardwood Drive
Veronica Lane • Anemone Road • Yonkers Court *Subject to change due to asphalt cost and/or availability.

ACC Update

Spring is coming and residents are starting to plan for landscaping projects and landscaping repairs. While repairing and straightening up your yards, please remember that no debris should be left within the ditch lines. Should you place leaves or other yard waste within the ditch lines, please burn it while keeping the burning materials as far from the pavement as possible. The ACC would also like to remind everyone that the large green transformer boxes near the road must be free of any impediments. Nothing can be placed within ten feet (10') of the front of the transformer or within three feet (3') of the other sides. Please remember this when planning your landscaping this Spring and Summer. Finally, these landscaping projects **require** permits. The administrative staff of the ACC will be happy to help with any questions regarding permits. Please call 573-552-8334.



Let's Talk Trash (Enclosures)!

Please check your trash enclosure for damage from weather. Owner Services has found some trash enclosures are in need of power washing, painting, or a complete make over this spring. Trash enclosure permits are free to obtain, just call 573-552-8334 to request a permit. If you are not able to pick up the permit, Owner Services will post the permit for you. Thank you for maintaining your trash enclosures this spring!



Spring Rains and Your Wastewater System

Spring is fast approaching and while we all welcome the warmer temperatures, we must be mindful of the frequent rains that typically accompany them and the effect that can have on your wastewater treatment system. With this in mind, we would like to stress the importance of keeping the lids to your wastewater treatment system exposed and accessible. If the lid or lids to your system (depending on the type you have) are not exposed, then the run-off caused by frequent and/or heavy rains can enter the system. What this means for homes with grinder pump systems is that the pump may have to run more frequently as the runoff enters the tank, possibly shortening the life of the motor. For homes with onsite treatment systems, this means the drain field may become saturated more quickly as runoff enters the tank increasing the load on the system and potentially causing the drain field to fail. Both of these situations can result in costly repair bills. To avoid these problems, we recommend that lids be exposed at least six-inches (6") from the top of the lid on grinder pump systems and at least six-inches (6") from the bottom edge of the lid for onsite systems. If you have any questions about this subject or about your wastewater treatment system in general, please call the Environmental Services Department at 573-552-8334.

April Gardens

April is when planting your spring gardens begins in earnest. Completing soil preparations in March will enable you to begin planting any bushes, trees, or bulbs you would like to see in full bloom during the summer months. Begin fertilizing lawns and grassy areas around your planting beds during April, to ensure thick, full growth in the summer.



Trailers

The Spring season is beginning and it's time for everyone to start enjoying some Lake fun! Please keep in mind trailers, boats, & jet skis are not allowed to be stored on your property. You must have a location to put your items when they are not in use. Two boat storage lots are available to provide your long-term storage needs. Please call the POA Office at 573-552-8334 for more information. For questions or concerns, please contact Owner Services at 573-434-0021.



Property owners are encouraged to visit the POA website at: fourseasonspoa.com



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



2024 Upcoming Events

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

March 28 – 5 p.m. to 8 p.m. – Take Me Out To The Ballgame Spring Social Event

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 20-22 – 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 – Fall-Fest (Date TBD)

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