

## Community Contacts

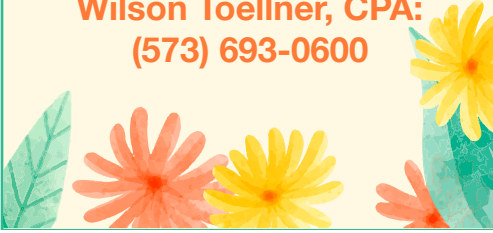
**Missouri Association  
Management, LLC:**  
**(573) 552-8334**

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.

## Pool Openings

Spring has arrived and the swimming season is just around the corner! Mark your calendars for the following pool opening dates:

**Swim & Tennis Pool – OPENS Friday, May 17th**  
(closing scheduled Monday, September 16)

**Grand Point Pool – OPENS Friday, May 17th**  
(closing scheduled Monday, September 16)

**Bittersweet Pool – OPENS Friday, May 24th**  
(closing scheduled Tuesday, September 3)



Interested in reserving a Pavilion at one of the pools? Please contact the MAM Office: 573-552-8334.

## Project Updates

**Aquatic Center:** Expected to be completed early in the upcoming season. *(See page 2 for more information and details.)*

**Porto Cima Drive:** Temporary repairs will be conducted while additional bids and options are explored.

**Regency Cove Sign Replacement:** Anticipated to be completed by Memorial Day.

**Regency Cove Pickleball Court:** Project delay due to concerns regarding the structural integrity of the foundation, resulting in higher than anticipated costs. Site will be filled-in, with final decision on completion forthcoming.

**Good Oak Lake:** Awaiting engineer review and recommendations for necessary dam repairs.

**Swim and Tennis (lower court)– Volleyball Net:** Currently gathering quotes for a commercial-grade portable volleyball net to enable the court's use as a multi-court facility.

## 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.



### Update on Four Seasons POA Aquatic Center

Following a significant breach of contract, the General Contractor has been relieved of its duties for the project. Missouri Association Management, LLC. (MAM) has stepped in as the General Contractor to oversee the completion of the project.



Despite encountering several delays, progress on the project is steadily advancing, thanks to close collaboration with subcontractors. We are pleased to report that the project is nearing completion, and we remain optimistic about opening the facility early in the upcoming season.

In response to the breach of contract, there will be subsequent actions taken, which will be implemented in the near future. Due to legal considerations, we are limited in the amount of information we can disclose at this time. Nevertheless, in our commitment to transparency, we feel it's important to inform Owners of the situation. Rest assured, we will provide further updates as soon as it is appropriate to do so.

Sincerely,  
Four Seasons POA Board of Directors

### 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.

### 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.



*Join Us!*  
*Four Seasons*  
*POA*  
*Annual*  
*Block Party!*  
*June 15, 6-9 p.m.*

*Four Seasons*  
*Community Center*  
*2750 Horseshoe Bend Pkwy*

*· Backyard · Drinks · Games*  
*BBQ*

*RSVP by June 12: 573-552-8334 or*  
*events@mam-llc.com*

*Back Up Date: June 22*



## Pavilions - The Perfect Party Place!

Are you looking for a location to host a reunion, birthday party, church or group gathering? The POA Pavilions make the perfect place! Four pavilions are available to POA members for a fee of \$20.00 per reservation\*.



**Grand Point Pool Pavilion** ~ Located at 710 Grand Point Blvd in Porto Cima. The Grand Point Pool Pavilion offers bocce ball, horseshoes, playground, pool, charcoal BBQ grill and picnic tables.

**Campground Pavilion** ~ Located at 187 Campground Road, approximately 4.5 miles down Horseshoe Bend Parkway. The Campground Pavilion offers a stage along with the pavilion, charcoal BBQ grill, picnic tables, swings and fire pit.

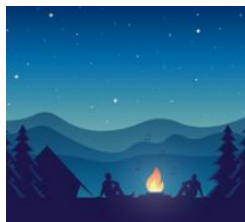
**Bittersweet Pavilion** ~ Located at 901 Bittersweet Road. The Bittersweet Pavilion is a convenient place for a gathering with children. In addition to the pavilion, charcoal BBQ grill and picnic tables there is a swimming pool and baby pool.

**Swim & Tennis Pavilion** ~ Located at 462 Kay's Point Road. The Swim & Tennis Recreation Facility has many things to offer including a pavilion, charcoal BBQ grills, multiple picnic areas and tables. Also available is a playground, bocce ball, tennis, volleyball, pickle ball, shuffle board, basketball, tether ball, swimming pool and baby pool.

\* *Rental of a pavilion does not include the nearby pool or grounds; those amenities will remain available to all Owners during the reservation period.*

To reserve a Pavilion or for more information, call 573-552-8334.

## Enjoy Nature and Some Quality Time Outdoors!



The POA campground is a great place to enjoy nature, relax by the fire, or lay back and count the stars. The campground offers 10 RV/Camper hook-ups (30 and 50 AMP) and 8 tent sites with picnic tables and fire rings at each site. The campground amenities include a bathhouse, pavilion, stage, and swings. Simply make a reservation to spend some quality time outdoors with family and friends, by contacting the MAM Office at 573-552-8334 or bluttrell@mam-llc.com.

Property owners are encouraged to visit the POA website at:  
**[fourseasonspoa.com](http://fourseasonspoa.com)**

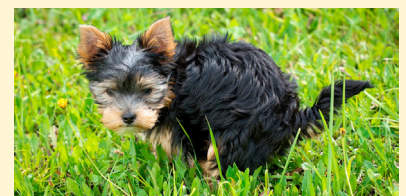
## Family Pet Summer Fun



Are you bringing your best fur friend to the lake this summer? To keep your pet safe and happy, please remember many wild animals live in the area and there are different sights and sounds that may be new and exciting, or possibly frightening, to your best friend. Please make sure your dog is secure in your yard and securely leashed when walking around the neighborhood. Avoid the possibility of a stressful search for a lost pet by ensuring your dog is always safe and secure! Since animal control is not available on weekends, there is no holding place for a lost pet until their owner is found.

## We Love Our Pets... But, Not Their Waste!

When walking your dog anywhere in the POA, please be responsible for the immediate clean-up and proper disposal of your pet's waste.





**FOUR SEASONS LAKESITES  
PROPERTY OWNERS ASSOCIATION, INC.  
OWNERS' SERVICES DEPARTMENT**

**ARCHERY DEER HUNTING APPLICATION FOR MANAGED HUNT**

**Note:** All appropriate information must be completed prior to the issuance of an archery hunting permit. Participants must provide a copy of their current Missouri D.O.C. hunting permits. Forms must be turned in by July 1<sup>st</sup>, 2024.

**Applicant Information:**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_

State & Zip: \_\_\_\_\_

**Telephone Numbers:**

Home: \_\_\_\_\_

Work: \_\_\_\_\_

Cell Phone: \_\_\_\_\_

**Classification:**

Property Owner: \_\_\_\_\_  
Name of Owner/Lot & Subdivision Number

Property Owner Guest: \_\_\_\_\_  
Name of Guest

I, \_\_\_\_\_, do hereby agree to abide by all game laws of the State of Missouri and all hunting rules and Regulations as set forth by Four Seasons.

\_\_\_\_\_  
Hunter's Signature

\_\_\_\_\_  
Date

**Office Use Only**

Reviewed on \_\_\_\_\_ Approved on \_\_\_\_\_

Approved By \_\_\_\_\_ Permit # Issued \_\_\_\_\_

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

**PROPERTY OWNER PERMISSON FORM FOR GUEST  
ARCHERY HUNTING ON PRIVATE LOTS**

A copy of this form **MUST** be returned by July 1<sup>st</sup>, 2024 to the management office at 2121 Bagnell Dam Blvd. or emailed to [jdsasseen@mam-llc.com](mailto:jdsasseen@mam-llc.com). Hunters **MUST** also carry a copy of this form on their person and be prepared to present it to appropriate authorities (this includes, the Camden County Sheriff's Department, Missouri Conservation Agents or Owners Services Personnel). Archery only- Deer stands must be 50 yards from any standing building or structure.

**Property Owner's Information:**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Contact Number: \_\_\_\_\_

Lot and Sub# of property to be hunted: \_\_\_\_\_

Name of Guest Hunting property:

\_\_\_\_\_

I, \_\_\_\_\_, give my permission for the above guest to hunt the above listed property. I assume all responsibility for my guest and have insured they have been made aware of all rules concerning hunting in the Four Seasons Lakesites Property Owners Association.

If this form is not returned and not carried on the guest's person, it will be assumed they are trespassing and are hunting without permission.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

## 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 Monday, Wednesday and Friday from 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 Thursday from 1 p.m. to 3:30 p.m. at the POA Community Center. Please contact Kathy Russell (for Tuesday Canasta) at 573-552-8528 or Kathy Wise (for Thursday Canasta) at 573-216-8672 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.



## Water Aerobics

Is there a better way to exercise in the summer than in the pool with friends, having fun in the sun, and listening to great music? Please join us! We invite all POA members, men and women of all ages, to sign up for summer water aerobics.

Swim & Tennis Water Aerobics classes will be **Monday & Wednesday** from 11:00 a.m. to 12:00 p.m. The classes begin on **Monday, May 20th**. This will be a fun stretching, cardio and strength building, full workout targeted for all levels of ability, set to music.

Grand Point Pool Water Aerobics Class in Porto Cima will be held on **Monday, Tuesday and Thursday** from 3:30 p.m. to 4:30 p.m. beginning on **Monday, May 20th** through **Thursday, September 12th**. The instructor will be Sherry Lantz. She is looking forward to a fun summer in-the water! These classes will include a wide range of exercises featuring cardio, stretching and strength training.

Not only is this a great non-impact exercise, but you may meet new friends and have loads of FUN! You may sign up for either location as the instructor details are currently being determined.

Let's get in shape together, all while having fun in the sun! Please call MAM to sign up for both classes at 573-552-8334 or e-mail: drobinett@mam-llc.com.



## RSVP's Still Matter!

Four Seasons POA events have been scheduled for 2024. These events have been announced in advance and will include an RSVP. 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!



## Home Security Cameras

The Association has received concerns regarding the nationwide growing concern of squatters. Legal counsel has advised us that in Missouri, squatters are required to have continuously lived on the claimed land at least 10 years to establish ownership.



However, The Board of Directors strongly encourages homeowners to take proactive measures to protect their properties from potential risks. The most highly recommended solution is the installation of home security cameras. These cameras act as a formidable deterrent to squatters and other unauthorized individuals who may attempt to enter your property. Furthermore, they provide invaluable evidence in the event of trespassing, aiding law enforcement and legal authorities in taking appropriate action.

Not only does this initiative safeguard your personal interests, but it also enhances the collective security of our community as a whole.

### IF YOU SEE SOMETHING, SAY SOMETHING

- Please report any suspicious activity, call 911
- Camden County Sheriff's Office: 573-346-2243

## 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!

## Lawn and Landscape Maintenance

Spring showers bring May flowers... and spring showers begin the most active growth season for grass. Tall grass creates a breeding area for snakes, ticks, and other pesky insects in addition to becoming an eyesore for the neighborhood. Please be reminded to spray or remove weeds growing in rocky areas and to keep your lawn cut. Your attention to proper lawn and landscape maintenance is greatly appreciated by everyone!



## 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

## Horseshoe Bend Special Road District 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

Welcome to Summer!!!

The ACC reminds everyone to continue to maintain the beauty of all our communities.

A few excellent ways of doing this are:

- Having your home and/or trash enclosure power washed or repainted.
- Repairing your home and/or trash enclosure.
- Keeping your yard well maintained.



Some of these projects will require a permit but none of them will be charged a permit fee.

Please, feel free to call the ACC Administrative Staff with any questions regarding permits and building regulations within the Four Seasons POA.

### Wastewater System Reminder

Warmer weather is finally here and many Four Seasons property owners are starting to use their lake homes for the first time this season. Because of that, we thought it would be a good time to remind home owners of what not to put into your wastewater treatment system. The following is a list of items that homeowners should never allow to enter their system:

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

All of these items can have a detrimental effect on the operating condition of your system. Your treatment system, including those homes that utilize grinder pump stations, will handle all wastewater from your home and all items that are commonly disposed of by your plumbing system. However, by making sure that none of these items enter your system, you will decrease the risk of damaging it, possibly resulting in a costly repair bill. If you have any questions or concerns regarding your wastewater treatment system and its operation, please call the Environmental Services Department at (573) 552-8334.

### 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.



### 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.



### 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](http://www.facebook.com/fourseasonspoa). The Digital Board at the Community Center is also a great source of information for 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](mailto:support@mam.com) and ask to be added to the email list.



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)*

**June 15** – 6 p.m. to 9 p.m. – Block Party  
“Backyard Bar-B-Que”

**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

