

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

**Owner Services
Horseshoe Bend:**
(573) 434-0021

**Owner Services
Shawnee Bend:**
(573) 280-2143

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.

Fireworks!

As you plan your Fourth of July festivities, check out the calendar of events at www.funlake.com/events and take advantage of the many professional fireworks displays around the Lake area.

Please keep these important tips in mind as you enjoy a Safe and Happy July 4th holiday!

- The POA considers fireworks a nuisance, which is a violation of the Declaration of Restrictive Covenants.
- The Village of Four Seasons has a Fireworks Ordinance (Chapter 18.19) which states:
No Fireworks Allowed in the Village of Four Seasons.
- The Sunrise Beach Fire Department states that residential fireworks must be 1.4g or less.
- The City of Lake Ozark prohibits fireworks usage in residential areas.
- The City of Osage Beach prohibits the use of fireworks at residences within the city limits. Large professional displays, sponsored by professional companies, must obtain a permit 7 days before the display. Likewise, the Osage Beach Fire Dept. prohibits fireworks within the Osage Beach city limits.

Four Seasons Property Owners Association

ANNUAL MEETING

Saturday, October 12, 2024, 10:00 a.m.

SAVE

THE DATE

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.

**Purchase
Your
Mobile Pass
TODAY!**

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

Announcement: Board of Director Positions for Four Seasons Lakesites Property Owners Association, Inc.

Available Positions:

1. **Horseshoe Bend Appointed Director**
 - **Term:** November 2024 – November 2028
2. **Shawnee Bend Appointed Director**
 - **Term:** Until November 2026 (to fill an unexpired term)

Qualifications:

- Must be a member in good standing of the Association:
 - Current on all financial obligations
 - Not involved in legal actions against the Association
 - Signed “Fiduciary Duties and Code of Conduct” statement
- Property ownership in the respective Four Seasons neighbors:
 - Horseshoe Bend for the Horseshoe Bend position
 - Shawnee Bend for the Shawnee Bend position

Responsibilities:

Board Directors must be able to commit the time necessary time to fulfill their responsibilities to the organization. This includes:

- Attend board training sessions
- Analyze financial statements and prepare budgets
- Participate in monthly work sessions, meetings, and special meetings
- Serve as a liaison for volunteer committees
- Review documents and on-site situations
- Attend social events and assist in required capacities

Application Timeline:

- Contact Missouri Association Management at 573-552-8334 or e-mail dmiller@mam-llc.com to obtain the “Fiduciary Duties and Code of Conduct” statement
- Submit the completed statement must be received by September 2, 2024
- Mail forms to Four Seasons POA, 2121 Bagnell Dam Blvd., Lake Ozark, MO 65049
- Eligible candidates will be interviewed by the current Board of Directors

If you’re interested in volunteering on the Board, please reach out as detailed above. Your participation and commitment can make a significant impact on our community!

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

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. PLEASE REMEMBER TO PICK UP AFTER YOUR PET and keep our walkways and your neighbor’s property free of pet waste. Since animal control is not available on weekends, there is no holding place for a lost pet until their owner is found.

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.

Fall Garage Sales: Sign Up Today!

September 20, 21 & 22

573-552-8334 or events@mam-llc.com



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. **Maximum Rental Time is 4 Hours.***

To reserve a Pavilion or for more information, 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 makeover.

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!

Trailers



Summer is here! 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.

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.

Aquatic Center Update

We are thrilled to announce that the construction of the Aquatic Center is nearing completion! The much-anticipated opening is just around the corner, and we can't wait for you to enjoy this fantastic new facility. Please stay tuned for the official opening announcement, which will be communicated through email, text alert, Facebook, and our Association's website.

In preparation for the grand opening, please take a moment to review the Rules & Regulations for the Aquatic Center. Since this is a new facility we continue to fine tune the processes, so these guidelines are subject to change. Your cooperation and understanding are greatly appreciated as we strive to make the Aquatic Center a safe and enjoyable environment for everyone.

Thank you for your patience and support. We look forward to seeing you at the Aquatic Center soon!

Aquatic Center Rules and Regulations

Pool access is a privilege granted to Four Seasons Property Owners who are members in good standing and have fulfilled all financial obligations. Our aim is to ensure a safe and enjoyable environment for everyone. To maintain this standard, staff may enforce additional rules as necessary. Please support us in achieving this goal by adhering to the following policies:

GENERAL AQUATIC CENTER POLICIES

- **NO LIFEGUARD ON DUTY.** Please follow all policies at all times. Staff reserves the right to ask Owners to discontinue use of the facility for safety reasons.
- No animals, other than properly trained service animals.
- Children under the age of 15 must be accompanied at all times by an adult.
- United States Coast Guard-approved lifejackets are the only recommended floatation devices. No rafts. Other devices subject to staff approval.
- Persons with an open wound, rash or infectious communicable disease will not be admitted into the pool.
- Swim diapers under swimsuits are required for those who are diaper-dependent. Baby swim diapers may be available for purchase at the Front Desk.
- Shower before using the pools.
- No roughhousing, horseplay or running.
- No diving.
- No outside food or beverage allowed in the indoor pool area.
- Glass is not permitted.
- No smoking or vaping is allowed within the aquatic center.
- During periods of low attendance, facility may be closed.
- Swimwear:
 - No G-strings or thong swimsuits.
 - No see-through or sheer swimwear.
 - Avoid swimwear that is excessively revealing.
 - Loose fitting clothes are not permitted due to entrapment hazards.
- Guests:
 - Members are responsible for their guests at all times.
 - All guests must sign in at the entrance.
 - Guests must follow all pool rules.



EMERGENCY EQUIPMENT

- **Rescue Equipment:** Automated external defibrillator (AED). This device can mean the difference between life and death in the event of a cardiac emergency.
- **Emergency Phone:** To be used in the event of an incident and only for 911 calls. The address is posted.
- **First Aid Kit.**

LAP SWIMMING ETIQUETTE

The Aquatic Center strives to provide an atmosphere that welcomes swimmers of all ages and abilities to use the facility for a variety of aquatic fitness needs. Please be courteous to other swimmers and remember to share lanes, especially during high volume times.

Lane Designations – When entering, notify the swimmer that you are joining them.

Water Walking – Must yield to lap swimmers if in the lap lane.

Speed – Slower swimmers must yield to faster swimmers.

Passing – Pass on the left by gently tapping the swimmer on their foot.

Ages – Lap swimming is for all ages as long as you are continuously swimming.

HOURS OF OPERATION

Please note that hours are subject to change.

Anyone entering the pool or pool area outside the pool hours of operation is trespassing and will be subject to arrest.

INDOOR POOL – HOURS OF OPERATION

October – April

Sunday	12:00 p.m. – 7:00 p.m.
Monday	10:00 a.m. – 6:00 p.m.
Tuesday	10:00 a.m. – 7:00 p.m.
Wednesday	10:00 a.m. – 6:00 p.m.
Thursday	10:00 a.m. – 7:00 p.m.
Friday	10:00 a.m. – 6:00 p.m.
Saturday	10:00 a.m. – 7:00 p.m.

INDOOR POOL – HOURS OF OPERATION

May – September

Sunday	10:00 a.m. – 9:00 p.m.
Monday	10:00 a.m. – 9:00 p.m.
Tuesday	10:00 a.m. – 9:00 p.m.
Wednesday	10:00 a.m. – 9:00 p.m.
Thursday	10:00 a.m. – 9:00 p.m.
Friday	10:00 a.m. – 9:00 p.m.
Saturday	10:00 a.m. – 9:00 p.m.

INDOOR POOL – HOLIDAY HOURS

New Years Eve	1:00 p.m. – 5:00 p.m.
New Years Day	1:00 p.m. – 5:00 p.m.
Easter	1:00 p.m. – 5:00 p.m.
Memorial Day	10:00 a.m. – 9:00 p.m.
Independence Day	10:00 a.m. – 9:00 p.m.
Labor Day	10:00 a.m. – 9:00 p.m.
Thanksgiving Day	CLOSED
Christmas Eve	CLOSED
Christmas Day	CLOSED

OUTDOOR POOL – HOURS OF OPERATION

Sunday	10:00 a.m. – 9:00 p.m.
Monday	10:00 a.m. – 9:00 p.m.
Tuesday	10:00 a.m. – 9:00 p.m.
Wednesday	10:00 a.m. – 9:00 p.m.
Thursday	10:00 a.m. – 9:00 p.m.
Friday	10:00 a.m. – 9:00 p.m.
Saturday	10:00 a.m. – 9:00 p.m.

WINTER WEATHER

In inclement weather, the facility will be closed. If in doubt, call before you venture out!

Phone number: 573-552-8334

Website: fourseasonspspa.com

Facebook: Four Seasons POA

POA Aquatic Center Commemorative 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 tile wall inside the facility.

By purchasing a 4”x8” or 8”x8” wall tile 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 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 tiles 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 tile, you are helping the Four Seasons POA enhance this exciting Aquatic Center and contribute to the special sense of community 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.

Swimwear Guidelines

We hope everyone is enjoying the summer and making the most of our community pools. We want to address a few concerns that have been raised regarding swimwear at the pools. It has come to our attention that some swimwear choices have been perceived as inappropriate and not in line with our family-friendly environment.

As a reminder, the Pool Rules and Regulations specifically prohibit thong swimsuits.

To maintain a family-friendly environment, please adhere to the following swimwear guidelines:

- No G-strings or thong swimsuits.
- No see-through or sheer swimwear. (excluding coverups)
- Avoid swimwear that is excessively revealing.

We encourage everyone to choose swimwear that is appropriate for a community setting and considerate of all pool attendees, especially families with young children.

Thank you for your cooperation in keeping our pool a welcoming and enjoyable place for everyone. If you have any questions or need further clarification on these guidelines, please do not hesitate to contact management.



We're a Family Friendly Zone



Cover Up Those Buns!

To maintain a family-friendly environment, please adhere to the following swimwear guidelines:

- No G-strings, thongs, or similar style swimsuits.
- No see-through or sheer swimwear.
- Avoid swimwear that is excessively revealing.

Clean Out & Clean Up – September 26th-28th

After a long and busy summer, it's time to think about cleaning out those storage sheds and garages before the winter months arrive. Please review the storage facility hours of operation as they have changed:

Country Club Storage Facility

Thursday, September 26th – 8:00 a.m. to 5:00 p.m.
Friday, September 27th – 8:00 a.m. to 5:00 p.m.
Saturday, September 28th – 8:00 a.m. to 10:00 a.m. *(or until full)*

Porto Cima Storage Facility

Thursday, September 26th – 8:00 a.m. to 5:00 p.m.
Friday, September 27th – 8:00 a.m. to 12:00 p.m.
Saturday, September 28th – 8:00 a.m. to 10:00 a.m. *(or until full)*



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

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

**Larger items and appliances may be recycled 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

RSVP's Still Matter!

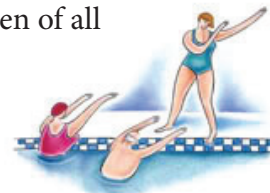
Four Seasons POA events have been scheduled for 2024. These events have been announced in advance and will include an RSVP. Please remember an RSVP is more than a nice gesture, it is **critical to the planning of a successful event**. An essential step in planning for each POA event is making appropriate 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!



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 are on **Monday's & Wednesday's** from 11:00 a.m. to 12:00 p.m. The classes began on **Monday, May 15th**, with instructor Nichole Downing.



Grand Point Pool Water Aerobics Class in Porto Cima are held on **Monday's, Tuesday's and Thursday's** from 3:30 p.m. to 4:30 p.m. The classes began on **Monday, June 10th** and continue through **Thursday, September 12th**. The instructor is Sherry Lantz.

These classes include a wide range of exercises featuring cardio, stretching, and strength training. Not only is this a great non-impact exercise, but you can make new friends and have loads of FUN!

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

Stay Informed

Below is a list of resources that will ensure you receive alerts as they happen. We recommend signing up for all, as the Four Seasons POA cannot cover every alert.

Four Seasons POA: Sign up to receive important Four Seasons POA related alerts via text by filling out the form on our website at fourseasonspoa.com/text-communication/. To sign up for email alerts, email support@mam-llc.com or fill out the "Contact Us" page on our website at fourseasonspoa.com.

HBSRD: Sign up for their weekly email alerts by sending your name and email address to: info@hbsrd.org with **EMAIL BLAST** in the subject line.

Camden County PWSD #4: Sign up for email or text alerts by going to camdenpwsd4.com and clicking on the red "Sign up for Alerts" box on the right-hand side.

Camden County Emergency Alerts: Camden County residents- Text "alerts" to 573-410-7773 and follow the link to verify your address. (If your address is not found or you are a visitor, text "summer2024" to 618-589-1337 to receive alerts.)

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 contact numbers, and upcoming events.

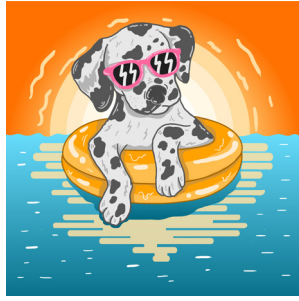
To receive important Community information and updates via email please call 573-552-8334 or send an email to support@mam-llc.com and ask to be added to the email list.

Text Alerts! Sign up to receive important alerts via text by filling out the form on our website 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.**



Welcome to the Dog Days of Summer!!



The sun is rising earlier and setting later, making the days hotter. The ACC realizes that it feels better to get work done early in the morning and later in the evening when it is cooler. We just want to remind all our owners that work should not commence prior to 7:00 in the morning or continue past 7:00 in the evening. Construction is also prohibited on Sundays and Holiday Weekends, unless given special permission by the ACC. The ACC thanks all our members for your compliance with these regulations that keep our community one of the premier planned communities in the nation.

Types of Sewer Systems in the Four Seasons POA

There are three types of wastewater treatment systems utilized within the Four Seasons POA. The first, and most common, is an individual on-site wastewater treatment system. These systems consist of an aerated treatment unit (ATU) and a drain-field for the treated effluent to be dispersed. The second is a grinder pump system, which uses a grinder pump to pump sewage into a pressurized central sewer line. The third type, of which there are very few, is a gravity system which relies on gravity to move sewage to a pressurized central sewer line.

The type of system you have depends entirely on where you live within the POA. The vast majority of individual on-site wastewater treatment systems are located in the Horseshoe Bend area. Although, there are a few homes in the Horseshoe Bend area that utilize grinder pump systems and an even smaller number of homes and town homes that have gravity systems. In contrast, the overwhelming majority of grinder pump systems are located in the Porto Cima area of the POA. However, there are a few homes in the Porto Cima area that utilize aerated treatment systems combined with effluent pumps to pump the treated effluent into the pressurized central sewer line. There are also a very small number of town homes in the Porto Cima area that have gravity systems.

These different systems each have their own unique maintenance requirements and there are different types of on-site treatment systems, each of which has its own specific requirements. If you are not sure which type of system you have, you may call the Environmental Services Department at 573-552-8334 and they will be able to tell you.

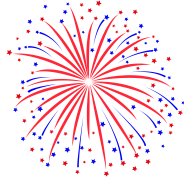
Horseshoe Bend Special Road District 2024 Paving Schedule

- 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.*





2024 Upcoming Events

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

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 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