

## 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.

## FOUR SEASONS LAKESITES PROPERTY OWNERS' ASSOCIATION

# NOTICE OF ANNUAL MEETING

**Notice is hereby given** that the Annual Meeting of the Four Seasons Lakesites Property Owners Association will be held the following date, time and place:

**DATE: Saturday, October 12, 2024**

**TIME: 10:00 a.m.**

**PLACE: Four Seasons Lakesites  
POA Community Center  
2750 Horseshoe Bend Parkway  
Four Seasons, MO 65049**

**DATED: September 1, 2024**

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

By:



Mary Bustin, Board President

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

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

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
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## 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.



## 2024 Amenity Closings

- Bittersweet Pool**  
September 3rd (Tuesday)
- Grand Point Pool**  
September 16th (Monday)  
*weather permitting*
- Swim & Tennis Pool**  
September 16th (Monday)  
*weather permitting*
- Aquatic Center (outdoor Pool)**  
September 16th (Monday)  
*weather permitting*
- Swim & Tennis Recreation Facility**  
October 28th (Monday)
- Campground**  
November 1st (Friday)

## Owner Services

Off-Season Hours are from 8:00 a.m. to 6:00 p.m., seven (7) days a week.

The Off-Season begins when the heated swimming pools are closed. The pools will be officially closed on Monday, September 16th 2024.

## Fall Garage Sales: Sign Up Today!

September 20, 21 & 22

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



## FOUR SEASONS POA



**SATURDAY, OCTOBER 26<sup>th</sup>**  
**5:00 – 7:00 PM**

**137 Campground Rd.**  
*Bounce House • Hot Cocoa  
Candy • Popcorn • Pumpkins*

**To join the fun and participate  
in handing out candy to the kiddos...**  
please sign up with Dana or RSVP to trunk or treat at  
573-552-8334 or [events@mam-llc.com](mailto:events@mam-llc.com)

*Event will be canceled in case of inclement weather*

### **Storage Facilities**

As many of you know, the POA offers fenced in secured storage for trailers, campers, etc. on Horseshoe Bend as well as in Porto Cima. These two storage facilities are at full capacity with a lengthy waiting list. To better serve all members of the POA, please alert Management if you are no longer in need of your space so that we may reach out to those who are patiently awaiting a spot to store their item.

Spaces are assigned to specific tenants so that we may maintain an inventory system to ensure all tenants have a space to park their storage item. There have been some issues with persons parking in the incorrect space, therefore, signs are hung with the tenant's space number so it is easier to remember exactly where to park. Please also remember that the trailer should be lined up in the middle of the space number sign to allow adequate space for all trailers to come and go safely.

### Friendly Reminders

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With the Community growing so rapidly in the last few years, we would like to take this opportunity to go over a few points of importance.

**Trailers and RV's:** Parking trailers and RV's is not allowed on your property. If you need to have your trailer or RV on your property, you must call the Office to receive permission (up to 72 hours). If you need longer, there is an overflow parking area available on a first-come-first-serve basis.

**Trash Cans and Enclosures:** Must be kept clean and orderly, since wild animals love trash and make a mess. Please secure your trash can and make sure the can fits in your enclosure. If you need a larger enclosure, please call the Office to obtain a permit. There is no cost for this permit.



**Parking and Traffic:** Please be courteous to others. Do not block driveways and if you have to park on the road please pull over as far as possible.

**Boat Launches:** The launches cannot be used by any commercial business. They are for property owners in good standing only. Please be respectful to others if you are using one of the launches. Contact Owners Services if you see anything unapproved.

**Pets and Waste:** All pets must be kept under control. Please make sure your pets are not running at large and being destructive. You could receive a fine if your dog is running loose. Keep in mind that there is no animal control on weekends to assist if you lose your dog. Be sure to have proper tags with contact information on your pets. Also, please pick up and properly dispose of any waste from your pet.



**Amenities:** A big benefit of living in the POA is use of the amenities. To keep them nice for everyone, please be familiar with the rules and treat the amenities like they are your own. If you see any issues, please text or call Owners Services at: 573-434-0021, so we can address the issue immediately.

If you have any questions or need clarification, please call Owners Services at: 573-434-0021. We are always happy to help.

### 2025 Storage and Fitness Center Contracts

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The Storage and Fitness Center 2025 contracts and invoices will be distributed in November. If you do not want to renew your Storage or Fitness Center contract, please contact our office prior to **October 15, 2024** to avoid unnecessary charges to your account. You may call 573-552-8334 or email [bluttrell@mam-llc.com](mailto:bluttrell@mam-llc.com) if you have any questions.

### E-911 Address Changes

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With the opening of the new Aquatic Center, 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

### Help Us Be Social

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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.



### Aquatic Center Update

As we near fall, we are also nearing the final stages of completion of the indoor swimming pool at the new Aquatic Center. This multi-year project has been faced with many challenges, but the good news is we are anticipating a grand opening of the indoor pool facility by the early part of October. To achieve this goal, several contractors have arranged their schedules in order to finish the remaining work. Look for updates and announcements via our website: [www.fourseasonspoa.com](http://www.fourseasonspoa.com) or through e-mail blasts, social media and text alerts, as they become available.



### 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](http://www.fourseasonspoa.com) and follow the link to place your order.

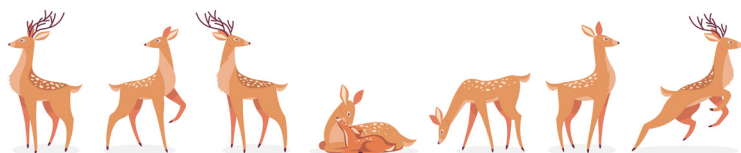


### 2024-2025 Managed Deer Hunt

Please make note, Deer Season begins **September 15th and runs thru November 15th**, then continues **November 27th, 2024 thru January 15th, 2025**.

During this time bow hunting is allowed on the Four Seasons POA specified common land. All Hunters will be issued a pink or blue tag to display on the dashboard of their vehicle to indicate they have permission to hunt. Also, bow hunting is allowed on unimproved lots with owner permission AND providing the guidelines and standards of safe hunting practices are followed.

If you have questions or concerns, please feel free to contact Scherrlyn Lenneman at 573-434-0021 on Thursday, Friday, Saturday or Sunday between 8:00 a.m. and 6:00 p.m.



## 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/](https://fourseasonspoa.com/text-communication/). To sign up for email alerts, email [support@mam-llc.com](mailto:support@mam-llc.com) or fill out the “Contact Us” page on our website at [fourseasonspoa.com](https://fourseasonspoa.com).

**HBSRD:** Sign up for their weekly email alerts by sending your name and email address to: [info@hbsrd.org](mailto: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](https://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](https://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 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](mailto: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/](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.**



## RSVP's Still Matter!

Four Seasons POA events have been scheduled for 2024. These events have been announced in advance and include an “RSVP by” date with contact information. 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!



## ACC Update

**REPLATS:** In an effort to avoid complications with assessments, effective immediately, the deadline to apply to combine lots will be September 30th.

No applications will be accepted from October 1st through, and including, December 31st of each year. Applications that are incomplete as of October 1st will be returned to the owner of the lots and will need to be resubmitted after the first of the year.

A complete application includes the survey (signed by all required signees), the title report, the completed application or applications and all necessary fees.

Any questions can be addressed to Jay Prince at 573-552-8334.

**LEAF REMOVAL:** As we come into the Fall and our trees shed their leaves, please remember the following: Per Ameren MO, leaves should not be blown into or dumped into the lake, nor should they be burned on the shoreline. Environmentally, this is detrimental to the lake and lake life.

Horseshoe Bend Special Road District would prefer that any leaves blown into their road ditches be burned. Please remember to make certain that any leaves that are burned in the ditches are far enough away from the pavement to prevent damage.



Anyone that wishes to burn their leaves or other yard waste must check with their local fire protection district to ensure that it is safe to burn that day. Burn Permits from the Sunrise Beach Fire Protection District can be obtained on their website sbfpd.org. The Lake Ozark Fire Protection District burn permit can be obtained on their website lofpd.com. **Fires must be attended at all times AND fully extinguished prior to leaving the burn site.**

## Post Season On-Site Wastewater Treatment System Reminder

Now that summer has come to an end, we want to remind those Four Seasons homeowners that have onsite aerated wastewater treatment systems, to **leave your aerator motor running**. This applies to all homeowners that have onsite aerated wastewater treatment systems; including those that will be winterizing their homes. Your aerator motor is designed to run continuously and will have a longer lifespan if it is left running versus turning it off throughout the winter. There are two reasons for this, the first is that the inside of your treatment tank is a highly corrosive environment that can be very hard on the motor. This is especially true if it is left to sit without running all winter. The second reason that you should leave your aerator motor running continuously during the winter is because of the cold temperatures experienced in the area. Cold weather can also be very hard on your aerator motor, if it is allowed to sit without running. Following this one rule, will go a long way in helping to extend the life of your aerator motor. If you have any questions about this matter or your wastewater treatment system in general, please call the Environmental Services Department at 573-552-8334.

## Horseshoe Bend Special Road District 2024 Paving Schedule

- |               |                |               |
|---------------|----------------|---------------|
| Elm Court     | Trillium Lane  | Veronica Lane |
| Sumac Court   | Nassau Circle  | Anemone Road  |
| Crocker Court | Hardwood Drive | 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)*

***\*Please note the September Board meeting has been changed to September 23rd at 9 a.m.\****

**September 5 – 6 p.m. to 9 p.m. – Football Kickoff Party**

**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 – 5 p.m. to 7 p.m. – Trunk or Treat, POA Campground**

**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**