

## 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

**Anchor Point Advisory Group:**  
*(Formerly 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.

Hello Four Seasons Owners,

### Aquatic Center update:

If you weren't able to come enjoy the outdoor pool at the Aquatic Center, hopefully you can enjoy the indoor pool this winter. As many of you know, we experienced numerous delays and ended up firing Otke Construction as the general contractor. Russ and Della, our MAM managers, stepped in and with their professionalism and experience, worked with everyone to get the job done. They did a fantastic job for which we are extremely grateful. Thank you; Russ, Della and all of the MAM employees who have also contributed.

As with all our pools, there is no additional charge and you may bring your guests with you, but ultimately the owner is responsible. Children 15 and under must be accompanied by an adult. The indoor pool does not have a shallow end, so be ready to be in the water with the little ones or ensure they are wearing life preservers. There are lap lanes, so also be aware of swimmers who might be using those lanes when you or your little ones are in the pool. Although there will typically be someone present in the building, as with all our pools, there is not a lifeguard on duty.

The Association is offering tiles for sale, with the proceeds to be used for additional improvements within the Aquatic Center. The wall is filling up and fun to see, so if you want to purchase a tile, either for yourself, your family or as a gift to a fellow member, you can go online to the following website: <https://www.bricksrus.com/donorsite/fourseasonsPOA> OR if you would like to make a larger or more specific donation, please contact Della or Russ at MAM.

### Other Improvements:

Grand Point pool had quite the facelift. New decks and railings, as well as, some repairs/improvements to its plumbing all happened in time for summer opening.

The Grand Point Pickleball court is heavily used, so it will be great to have the new Pickleball court at Regency Cove completed for next year. Work has begun, completion of it will be somewhat weather dependent.

**Welcome to our newest Board Members** – Terry Shore, who is completing an unexpired term as a Porta Cima representative and Dave Spence, who starts a 4-yr term as a Horseshoe Bend

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Annual Letter - continued from page 1

representative. All members of the Board represent all owners, and while 4 Board members are elected, these two positions are appointed by the Board to ensure there is at least one Board member from each side of the lake. They too though, represent everyone.

**Please remember, assessments will be sent in the fall and are due by January 1. Interest and late fees will apply if payment is later than January 1.**

PLEASE REMEMBER: ..... **it is important and your responsibility to keep your information with the Association updated.** Your address, cell phone and email or preferred contact method will never be shared.

As always, huge THANK YOU's go out to MAM (management), WTA (accounting), Camden County Sheriffs and all of you who make our lives easier.

Sincerely,



Mary Bustin  
President

## Welcome New Board Members



Dave Spence Terry Shore

We are pleased to welcome Dave Spence and Terry Shore as the newest members of the POA Board of Directors! Dave and Terry were sworn in at the annual meeting on October 12, 2024. We greatly appreciate their willingness to volunteer their time, expertise, and dedication to Four Seasons Lakesites POA.

A special thank you goes out to all the property owners who expressed interest in serving on the Board of Directors.

## 2025 Four Seasons Annual Assessments

### Horseshoe Bend

On-Site	\$863.00
Grinder Pump	\$691.00
Gravity	\$691.00

Undeveloped Horseshoe Bend  
\$434.00

### Shawnee Bend

On-Site	\$1,137.00
Grinder Pump	\$953.00
Gravity	\$953.00

Undeveloped Shawnee Bend  
\$528.00

Associate Members  
\$434.00

## 2024-2025 Managed Deer Hunt



Please make note, Deer Season began 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.

## Owner Services Department Hours

Off-season hours are from 8:00 a.m. to 6:00 p.m., seven days a week.

## 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, outstanding assessments have decreased significantly. During the budgeting process, the Board and management strive to keep assessments as low as possible while continuing to maintain the beauty and quality of life in the POA.

Delinquencies impact our entire community. If you're unable to pay in full by the due date, please reach out to Anchor Point Advisory Group, formerly Wilson Toellner, CPA, to discuss setting up a payment plan.

## Emergency and Weather Alert Notification App

Don't be caught unaware, be prepared! Get your emergency and weather alerts via the **Hyper-Reach app** (an app provided through the Camden County Emergency Management Agency). Residents and visitors of Camden County can receive emergency alerts via cell phone, television, landline, computer (social media), weather radio, outdoor storm sirens, and radio! You can also choose which alerts to receive.

**To sign-up**, go to the Agency's website: [www.emacamdenmo.org/emergencynotifications](http://www.emacamdenmo.org/emergencynotifications)

If you have any questions after accessing website, contact Camden County Emergency Management Director, Samantha Dale, at 573-346-7108.



### BE PREPARED!!

With Hurricane Helene causing massive destruction in Florida, North Carolina, and other parts of the southeast, it should make us all want to be better prepared for any disaster.

With Horseshoe Bend having one way in and one way out, it's that much more critical for us all to be as prepared as possible until outside help can arrive. The Village of Four Seasons has begun looking into how it can be better prepared to help the community in any disaster, so to begin with they are holding a **free Emergency Preparedness Public Informational Meeting** at the POA Activity Center, Thursday November 7th, from 5:30-7:00pm. If you have any questions, contact Village Trustee Ranita Jones, 618-973-1647.

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

## Book Your Holiday Parties Now!

It's hard to believe Christmas and the start of 2025 are just around the corner – this has been an exciting year for the POA to celebrate as it comes to a close. When you start to think about cuddling around the fire, listening to holiday music, and putting up the holiday decorations don't forget to consider having a holiday gathering at the Community Center. Just think of the large space you'll have and all the pre-party cleaning you can avoid.



The Community Center maximum capacity is 90 persons and offers beautiful white china place settings for 72 people, as well as several styles of wine glasses. The Community Center will be fully decorated for Christmas by Thanksgiving.

If you are interested in booking a party, you may contact the Management Office at 573-552-8334 or bluttrell@mam-llc.com.

## 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 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 enjoyed as a member of the Four Seasons POA for years to come. To make your commemorative contribution, visit our website, [www.fourseasonsboa.com](http://www.fourseasonsboa.com) and follow the link to place your order.

Thank you to everyone who has already purchased a personalized tile!

## Holiday Hours of Operation

As the holiday season approaches, please make note of the hours of operation for Missouri Association Management, LLC (MAM) and Anchor Point Advisory Group, formerly Wilson Toellner CPA (WTA).

### THANKSGIVING:

MAM: Closed November 28th and 29th

WTA: Closed November 28th and 29th

### CHRISTMAS:

MAM: Closed December 25th

WTA: Closed December 20th, 2024 - January 6th, 2025

### NEW YEARS:

MAM: Closed January 1st, 2025

WTA: Closed December 20th, 2024 - January 6th, 2025

*Enjoy a Safe and Happy Holiday Season!*



## Santa Baby, I've Been An Awfully Good Girl!

The Annual Santa's Babes Christmas Luncheon will be held on **Thursday, December 5th at 12:00 p.m.** You will be served a festive plated lunch with specialty cupcakes for dessert. The libations for the afternoon will consist of coffee, sweet or unsweet tea, water, wine and beer. Our entertainment for the afternoon will be the School of the Osage choir, Les Chanteurs, sharing their beautiful voices singing Christmas carols. Admission is \$5 per person and the dress attire is Christmas Casual.



We will have a donation food box for canned food or non-perishable food items to donate to Hope House. You can help those in need within our community by bringing a donation.

Don't be *naughty*... PLEASE be a *good little girl on Santa's Nice List* and **RSVP** to the Management Office by **Tuesday, December 3rd** at 573-552-8334 or [events@mam-llc.com](mailto:events@mam-llc.com).

## Santa Is On His Way!

Hey, POA Kids... Santa has confirmed with the Four Seasons POA that he will visit the Community Center from **10:00 a.m. to 11:30 a.m. on Saturday, December 7th** to take pictures and gather your "wish-lists" for Christmas!

There will be Christmas fun and snacks for all, not to mention Jolly Old Saint Nicholas!

Although this is a *FREE* event, we ask you to **please RSVP** to the Management Office at 573-552-8334 or [events@mam-llc.com](mailto:events@mam-llc.com) by **5:00 p.m. Thursday, December 5th**.



## Share In The Magic of Christmas!

You're invited to share in the magic of Christmas with the Four Seasons Lakesites POA and Social Committee at the Community Center, **Sunday, December 8th from 6:00 p.m. to 9:00 p.m.** It will be an evening of good food, fun and entertainment!



Appetizers, refreshments and desserts will be provided along with soda, coffee, tea, water, beer and wine. **Admission is \$10 per person (due prior to event)**. Dress code is Christmas Casual.

We will have a donation food box for canned food or non-perishable food items to donate to Hope House. You can help those in need within our community by bringing a donation.

**PLEASE RSVP** to the MAM office by **5:00 p.m. Thursday, December 5th**.

## RSVP's Still Matter!

POA events are scheduled in advance as it allows owners time to RSVP their intentions, while providing the planning team with a viable headcount. 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!



## 2024-2025 Upcoming Events

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

November 5, 2024 – Election Day, Community Center



December 5, 2024 – 12 p.m. to 3 p.m. – Santa Babes

December 7, 2024 – 10 a.m. to 11:30 a.m. – Kids Christmas with Santa



December 8, 2024 – 6 p.m. to 9 p.m. – Magic of Christmas

December 19, 2024 – 12 p.m. to 5 p.m. – Red Cross Blood Drive, Community Center



January 1, 2025 – Four Seasons POA Assessments Due

January 6-10, 2025 – Community Center closed for deep cleaning & maintenance services

January 7-8, 2025 – Fitness Center closed for deep cleaning & disinfecting services

## 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.



## Country Club and Porto Cima Boat Storage Facilities



Four Seasons POA provides fenced in storage areas at 1522 Country Club Drive on Horseshoe Bend and 134 River Birch Court in Porto Cima. These storage areas are contracted spaces for POA members in good standing. In 2025 the yearly rates are \$225 for a 14-ft. wide space; \$205 for an 11-ft. wide space; and \$185 for a 9-ft. wide space.

The 2025 Storage Facility Contracts will be mailed in early November. If current tenants wish to cancel their contract for 2025, please contact the Management Office immediately at 573-552-8334 or email [drobinett@mam-llc.com](mailto:drobinett@mam-llc.com).

## Community Center and Fitness Center January Closing Dates

The Community Center will be closed from Monday, January 6th through Friday, January 10th, 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 be closed from Tuesday, January 7th through Wednesday, January 8th also, for cleaning and disinfecting services.



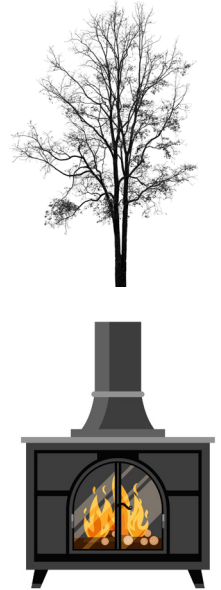
If you have any questions, please feel free to contact Missouri Association Management at 573-552-8334.

### Winterizing Reminders. . .

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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.



### 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



MERRY  
CHRISTMAS  
& HAPPY NEW YEAR

## ACC Updated Builder's Guide

The Four Seasons Property Owners Association Architectural Control Committee reviewed and made changes to the Builder's Guide.



New Home Construction permit lengths and Damage Deposit/Performance Bond fees will be determined by total sq. footage under roof, including garage.

- Up to 2500 sq. ft will have a one-year permit length, a \$600.00 Permit Fee, and a \$5,000.00 Damage Deposit/Performance Bond.
- 2501 to 5000 sq. ft. will have an eighteen-month permit length, a \$1,000.00 Permit Fee, and \$7,500.00 Damage Deposit/Performance Bond.
- 5001 to 8000 sq. ft. will have a two-year permit length, a \$1,500.00 Permit Fee, and \$10,000.00 Damage Deposit/Performance Bond.
- 8001 sq ft and above will be defined as a jumbo project and will be assessed on a case-by-case basis to determine the size, scope, and complexity of the project. The ACC as a group will determine the length of the permit based on owner/contractor input and other factors. The ACC will determine permit cost and Damage Deposit/Performance Bond. (Damage Deposit of \$2.00 per sq. ft. Permit Fees for 2.5 years = \$2,000.00; 3 years = \$3,000.00; 4 years = \$4,000.00)
- A project's permit length will start upon the project site being cleared. Contractors will be required to notify the administrative staff when they start clearing the project site.

A Permit Extension request must be accompanied by a written explanation about why it isn't finished and a reasonable timeline for completion. The ACC will review the explanation and timeline and determine the new expiration date. Any further extensions will likely result in the forfeiture of the Damage Deposit/Performance Bond and require the resubmittal of the Permit Fee and Damage Deposit/Performance Bond. **This will be required for any permit that requires a Permit Fee and/or Damage Deposit/Performance Bond.**

Permit Extensions will cost \$500.00 per month for 1-3 months; \$1,000.00 per month for 3-6 months.

The Damage Deposit/Performance Bond for Substantial Remodels will increase to \$2,500.00.

- Houses with 5-bedrooms or more will require a double trash enclosure.
- The minimum parking area for any new home will be 600 sq. ft., excluding garage. Any home with more than 4-bedrooms will require an additional 200 sq. ft. parking per bedroom.
- The contractor/owner is required to fill out and sign a Staging Plan.
- The Staging Plan must be reviewed by the ACC along with the House Plans.
- The fee for extensions on no-cost permits increases from \$25.00 to \$50.00.
- A contractor/owner shall be limited to two (2) projects at one time if they are not a **Contractor in Good Standing**.
- Definition of a **Contractor in Good Standing** – A contractor will be considered in good standing if they haven't had any Stop Work Orders levied against them in the last 24 months and haven't had a Permit Extension.
- Stop Work Order fines will be levied per contractor, not per project. First Stop Work Order is no charge. Second Stop Work Order is \$500.00. Third Stop Work Order and each subsequent is \$1,000.00 each. Fines will be levied if work continues while a Stop Work Order is in effect. The fine will be \$500.00 per day in which the work continues.
- Builders that have had more than one Stop Work Order will be charged an additional \$1,000.00 Damage Deposit per Stop Work Order on their next project that requires a Damage Deposit and will be limited to 2 projects for the following 24 months.
- The Architectural Control Committee reserves the right to require that a contractor/owner verify the safety of his construction, if there is any evidence indicative of failure, at their own expense.

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ACC Updated Builder's Guide - continued from page 8

- Any retaining walls that exceed 4-feet in height will need to be approved by the appropriate entity, such as Camden County Planning & Zoning or the Village of Four Seasons, etc.
- A contractor will be given two hours to start cleaning the road if there is an excessive amount of debris, as determined by the ACC Administrative Staff. The POA will clean up at the owner's expense if they haven't started cleaning within the allotted time. The expense of cleaning will be deducted from the Damage Deposit/Performance Bond. A Stop Work Order will be issued. The Stop Work Order will be removed once the Damage Deposit/Performance Bond is replenished to the original amount.

## 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 or snow 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) 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, but will call a dock company for you. 5) Please verify with your irrigation company that they winterized your irrigation system.

Many owners have found it beneficial to install cameras at their lake homes, especially if they are not frequently on-site.

Have a great winter and stay safe and warm!



## Multi-Flo Systems Unique Service Requirements

In an effort to keep Four Seasons property owners informed, we would like to take this opportunity to advise those owners who have Multi-Flo systems about their unique service requirements. The Property Owners Association (POA) provides the pumping of these systems approximately every three years. However, we do not automatically pump them out on this schedule. This is because of the sock filters utilized in these systems which need to be serviced at the same time the tank is pumped. While the POA does provide the pump-out service every three years, **it is the owners' responsibility to have the sock filters serviced.** Because this needs to be a coordinated effort we ask if you have a Multi-Flo system, please contact the Environmental Services Department to find out if it is time for your system to be serviced and schedule the pumping, if it is due. We can also provide contact information for you to call to service your Multi-Flo system.

If you are unsure whether or not you have a Multi-Flo system, or you have questions about your wastewater treatment system and its operation, please call the Environmental Services Department at (573) 552-8334.

## Damaged Trash Enclosures

There have been some issues with certain trash companies damaging enclosures. As a reminder, you can choose a different company; there are no rules to force you to use one specific company. The POA has recently switched to using Ozark Waste Services and has been very pleased with their service. You may contact Ozark Waste Services at 573-348-5561.



If you need to repair your damaged enclosure, you may obtain a permit free-of-charge from the ACC Department at 2121 Bagnell Dam Blvd, Lake Ozark, or call 573-552-8334.



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



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