

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.

Aquatic Center Is Now Open

We are happy to say the Aquatic Center inside pool has been open since November 2nd. We welcome all swimmers. If you want to swim laps, just have some family fun with children, or participate in water aerobics, please come in and enjoy!



Children are welcome to bring their floaties and toys to the pool; although we advise no large or hard balls, just small squeeze balls.

A very important reminder is: No glass is allowed in the pool area. This will keep everyone safe! We also ask you not to have chewing gum.

If you have any concerns or questions, please don't hesitate to call Owner Services at 573-434-0021.

Four Seasons POA Aquatic Center Winter Hours of Operation:

Monday-Saturday
10:00 a.m. - 7:00 p.m.

Sunday
12:00 noon - 7:00 p.m.



2025 Four Seasons POA Annual Assessments

Horseshoe Bend

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

Shawnee Bend

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

Undeveloped Horseshoe Bend

\$434.00

Undeveloped Shawnee Bend

\$528.00

Associate Members

\$434.00

Winterizing Reminders. . .

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.



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 by the Board. 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, current reserves 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.

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.

Four Seasons Mobile Pass

Purchase our 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 device per calendar year. Once purchased, setup is simple!



You may purchase the app at the Missouri Association Management office located at 2121 Bagnell Dam Blvd. in Lake Ozark.

Clarification Regarding Amenities

Dear Valued Four Seasons POA Owners,

We would like to take a moment to clarify that the amenities available to you as members of the Four Seasons Property Owners Association (POA) are separate from those of the neighboring resort, the Lodge of the Four Seasons. While the similarity in names can be confusing, please note that POA owners are not permitted to use the Lodge's indoor pool.

However, as a benefit of your membership, you are eligible for discounts when using the golf course and dining at the restaurants associated with the Lodge of the Four Seasons.

Thank you for your understanding and cooperation in utilizing the amenities and services exclusively offered by the Four Seasons POA.

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.



Camden County Road and Bridge

Camden County Road & Bridge has requested all Sunrise Beach



residents to refrain from parking on county roads and cul-de-sacs during snow events to allow the County to provide the services desired. Any vehicle impeding snow removal may be towed at the owner's expense.

2024-2025 Managed Deer Hunt

Please make note, the Managed Deer Hunt which began November 27th, 2024 **will end January 15th, 2025.** Hunters, please do not forget to turn in your surveys!

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.

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!

E-911 Address Changes

Since the new Aquatic Center opened, the Camden County E-911 Mapping and 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

2025 Upcoming Events

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



January 1 – POA Assessments Due



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



January 7-8 – 12 a.m.-11:00 p.m. Fitness Center closed for deep cleaning & disinfecting services.

February 27 – 12 p.m.-5 p.m. Red Cross Blood Drive: Community Center



April 19 – 10 a.m.-11:30 a.m. Easter Celebration: POA Campground



April 24 – 12 p.m.-5 p.m. Red Cross Blood Drive: Community Center

April 25-27 – Spring Community Garage Sales



May 1-3 – Spring Community Clean-Up



June 14 – Block Party



June 21 – Backup date for Block Party

June 26 – 12 p.m.-5 p.m. Red Cross Blood Drive: Community Center



August 21 – 12 p.m.-5 p.m. Red Cross Blood Drive: Community Center



September 19-21 – Fall Community Garage Sales



September 25-27 – Fall Community Clean-Up

October 11 – 10 a.m. Annual Owners Meeting: Community Center



October 16 – 12 p.m.-5 p.m. Red Cross Blood Drive: Community Center

October 25 – Trunk or Treat



December 4 – 12 p.m.-3 p.m. Santa Babes



December 6 – 10 a.m.-11:30 a.m. Kids Christmas with Santa



December 7 – 6 p.m.-9 p.m. Magic of Christmas



December 18 – 12 p.m.-5:00 p.m. Red Cross Blood Drive: Community Center



ACC Update

Happy New Year from the Four Seasons POA Architectural Control Committee (ACC)!! 2024 was one of our busiest years since 2008 for new home construction. It is exciting to know that Four Seasons remains one of the most desirable places to build and live.



All owners and contractors should please note that the ACC has established a new deadline to submit plans for review. Plans must now be submitted **no later than 5:00 p.m. on Tuesday one week before the regular ACC meeting.**

The ACC also wants to remind owners and contractors square footage minimums for new home construction are determined by several factors which includes lot classification and average home size in the neighborhood.

How We Determine When Wastewater Treatment Tanks Are Pumped

Many Four Seasons homeowners are aware of the fact that the Four Seasons Property Owners Association has your on-site aerated treatment tank pumped out for you as a part of your annual assessment. What you may not know is how we determine which tanks are to be pumped and when. In general, each tank is pumped out approximately every three (3) years. The Environmental Services Department keeps a master list of all of the properties which utilize an on-site treatment tank and when they were last pumped out. We then compile a list of tanks that are due to be pumped and provide it to the pumping company.

The one exception to the three (3) year rule is homes that utilize Multi-Flo treatment systems. The POA does provide for the pumping of these systems approximately every three (3) years as well, however, due to the sock filters utilized in this type of system, they are not automatically pumped out on this schedule. This is because the sock filters need to be serviced at the same time the tank is pumped out. Owners of Multi-Flo systems need to be aware that it is their responsibility to have the sock filters serviced. Also, owners of Multi-Flo systems should contact the Environmental Services Department to coordinate the pumping of the tank with the servicing of the sock filters.

If you have any questions about this topic or your wastewater treatment system in general, please call the Environmental Services Department at (573) 552-8334.

Owner Services Department Hours

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

New Year - New Beginnings

If you are in violation of any covenants, you will receive a phone call if we have proper contact information. Please make sure we have a valid phone number on file. If we cannot reach you by phone, you will receive a letter by mail. Once you have been notified by phone or letter you need to contact Owners Services or comply with the covenant. If you have any questions, please call or go online to fourseasonspoa.com for a list of covenants.

Social Networking

If you would like to stay up-to-date with all Community information including event reminders, photos, and more, you can find **The Four Seasons POA** online at www.fourseasonspoa.com and www.facebook.com/fourseasonspoa. The Digital Board at the Community Center is also a great source of information for weekly parties, contact numbers, and upcoming events.



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



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