



Association PRESS

July-August 2026

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.

Fireworks Safety Reminder

As you plan your Fourth of July celebrations, be sure to check out the full list of professional fireworks displays happening around the lake at: www.funlake.com/events

There are plenty of great shows to enjoy safely, and legally, in our area! Before you light a fuse, please remember the following:

Important Fireworks Guidelines:

- The POA considers fireworks a nuisance, which is a violation of the Declaration of Restrictive Covenants.
- The Village of Four Seasons has an ordinance (Chapter 18.19) that prohibits all fireworks within Village limits.
- The Sunrise Beach Fire Department states that residential fireworks must be 1.4g or less (consumer grade only).
- The City of Lake Ozark does not allow fireworks in residential areas.
- The City of Osage Beach prohibits fireworks at residences within city limits.
- Only permitted professional displays are allowed and must be approved 7 days in advance by the city.
- The Osage Beach Fire Department also prohibits fireworks within city limits.



Let's keep our community safe, peaceful, and enjoyable for everyone this Independence Day! Thank you for your cooperation.

Board of Directors – Meeting Schedule

**board
meeting**

All meetings are held in the Aquatic Center Conference Room and begin at 9:00 a.m.

- July 20
- September 21
- November 16

**Save
THE
Date**

**Four Seasons Property Owners Association
ANNUAL MEETING
10:00 a.m. Saturday, October 3, 2026**

Happy 250th Birthday America Block Party - Thank You!

A heartfelt thank you to all the Four Seasons POA owners who joined us for our annual Block Party on Saturday, June 20th. This year's "Happy 250th Birthday America" celebration was a wonderful evening filled with great food, fellowship, laughter, and community spirit.

We were thrilled to see so many owners come together to celebrate our nation's upcoming 250th anniversary. Events like these remind us what makes Four Seasons such a special place to live.

A very special thank you goes to **Big O Tires** for sponsoring this year's event. Their generous support helped make the evening a tremendous success, and we are grateful for their commitment to our community.

Thank you again to everyone who attended and helped make this event one to remember. We look forward to seeing you at future Four Seasons POA events!



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 jplemmons@mam-llc.com.



Family Pet Summer Fun

Bringing your favorite four-legged family member to the lake this summer? We love our furry friends at Four Seasons POA and want everyone to have a safe and enjoyable season!



Please remember that our community is home to a variety of wildlife, along with many new sights, sounds, and smells that may be exciting—or even frightening—for your pet. For their safety, always keep your dog secure in your yard and on a leash while walking throughout the neighborhood.

Please remember to pick up after your pet. Help keep our parks, walking trails, common areas, and your neighbors' property clean by properly disposing of pet waste. Dog waste stations are conveniently located at several of our amenities for your convenience.

If your pet becomes lost on a weekend, please be aware that Animal Control is not available, and there is no facility to temporarily house lost pets until they are reunited with their owners.

If you have questions, need a dog complaint form, or have Ring camera footage or photos of a pet-related violation, please contact **Owner Services** at 573-434-0021.

We are proud to be a **pet-friendly community** and appreciate everyone doing their part to keep Four Seasons clean, safe, and enjoyable for both our residents and their beloved pets.

Summer Sounds - Be A Good Neighbor

Summer is one of the best times to enjoy lake life, family gatherings, and outdoor fun. As you enjoy the season, please be mindful and respectful of your neighbors by keeping music and noise at a reasonable level.

Please remember that **Camden County has a noise ordinance**. If you experience excessive noise or loud music after **9:00 p.m.**, please contact the **Camden County Sheriff's Office**.

In addition, **no work requiring a permit is allowed on Sundays or during holiday weekends**. Violations of Four Seasons POA covenants may result in fines or other remedial action.

Thank you for helping make Four Seasons a peaceful and enjoyable community for everyone. If you have any questions, please contact the POA Office at 573-552-8334.

Fall Garage Sales: Sign Up Today!

September 11th, 12th & 13th

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



Missouri Department of Conservation Corner Frog Giggling Season Is Here!



One of Missouri's favorite summertime outdoor traditions has officially begun—**frog giggling season!** The season runs through **October 31**, giving outdoor enthusiasts plenty of time to enjoy this unique activity.

Anyone with a valid **Missouri fishing permit** or **small game hunting permit** may harvest **bullfrogs** and **green frogs** during the season.

Whether you're continuing a family tradition or trying frog giggling for the first time, it's a fun way to experience Missouri's great outdoors.

As always, please be respectful of private property and follow all Missouri Department of Conservation regulations while enjoying the season.

Happy giggling, and have a safe summer outdoors!



Trailers, Boats and Jet Skis

Summer is here, and it's time to enjoy everything the Lake has to offer! As you head out for fun on the water, please remember that **trailers, boats, and jet skis may not be stored on your property**. When these items are not in use, they must be stored in an approved location.

If you are visiting the Campground and need temporary overflow trailer storage, overflow parking is available on a **first-come, first-served basis**. Please contact **Owner Services** before your visit so arrangements can be made.



Please remember that trailer covenants are actively enforced. Our roads are narrow, and it is essential that emergency vehicles have unobstructed access throughout the community. We also ask that you be courteous to your neighbors by not blocking driveways or roadways.

Thank you for helping keep Four Seasons safe, accessible, and enjoyable for everyone. If you have any questions or concerns, please contact **Owner Services at 573-434-0021**.

Treeline Lake Update

Our community continues to actively work to address an algae issue affecting Treeline Lake. We have solicited the assistance of, and are collaborating with the Missouri Department of Natural Resources (MDNR) to implement a proactive and effective plan to eliminate the algae and prevent future blooms. Together, we are working to identify any potential causative sources for this problem and ensure that corrective measures are taken to eliminate any potential sources. Wastewater System inspections and water sampling have been conducted by both the POA and MDNR, and the results have been reviewed by both entities.

Until further notice, we continue to strongly advise residents to keep children and pets away from the water. We also recommend that property owners and their guests refrain from any recreational activities on the lake until the issue has been fully resolved.

We appreciate your patience and cooperation throughout this process. Please be assured that the POA Board of Directors and management are committed to working with state agencies and private environmental contractors to resolve this matter as safely, efficiently and effectively as possible in order to ensure the safety and well-being of all Four Seasons POA owners, their families and guests.

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? If you haven't joined us yet, there's still time! We invite all POA members—both men and women of all ages—to participate in our summer water aerobics classes.

Swim & Tennis Pool Water Aerobics classes are currently held on Tuesdays and Thursdays from **9:30 a.m. to 10:30 a.m.** This self-instructed class provides a fun workout set to music and includes stretching, cardio, and strength-building exercises designed for all fitness levels.

Grand Point Pool Water Aerobics classes in Porto Cima are currently held on Mondays, Tuesdays, and Thursdays from **3:30 p.m. to 4:30 p.m.** through **September 10th**. The instructor is **Sherry Lantz**, who is leading participants through a variety of cardio, stretching, and strength-training exercises while making fitness fun in the water.



Not only are these classes a great low-impact form of exercise, but they are also a wonderful opportunity to meet new friends and enjoy time with fellow POA members. You may participate at either location.

Let's get in shape together while having fun in the sun! To sign up for either class, please call MAM at **573-552-8334** or email drobinett@mam-llc.com.

Keeping Your Contact Information Updated Matters

Effective communication is essential to maintaining a well-run and informed community. One of the most important ways homeowners can help support this effort is by ensuring their contact information with the Association is always current.

The Association is required to send certain official notices to the address and contact details on file. These may include important information such as meeting notices, assessment statements, policy updates, and other time-sensitive communications. The Association fulfills its obligation by sending these notices to the information provided by each owner.

Because of this, it is the responsibility of each homeowner to ensure their mailing address, email address, and phone number (if applicable) are accurate and up to date. If your contact information has changed and has not been updated with the Association, you may miss important communications that could impact your property, your account, or your ability to participate in community matters.

We encourage all homeowners to periodically review their contact information on file and notify the Association of any changes as soon as possible.

If you need to update your contact details, please contact the Association office at 573-552-8334 at your earliest convenience.

Thank you for helping us maintain strong communication within our community.



Planning A Party Or Private Event?

The Community Center and the Aquatic Center Event Room facilities are available for private rental to Four Seasons Property Owners.

THE COMMUNITY CENTER is open daily from 7:00 a.m. to 10:00 p.m. except for reserved Private Events; these events will be posted in the foyer.

THE AQUATIC CENTER hours of operation are listed below. (Please note, hours are subject to change.)

- **Indoor Pool Hours (October – April)**
Sunday 12:00 p.m. – 7:00 p.m. and Monday thru Saturday 9:00 a.m. – 7:00 p.m.
- **Indoor Pool Hours (May – September)**
Monday thru Sunday 9:00 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: 9:00 a.m. – 9:00 p.m.
Independence Day: 9:00 a.m. – 9:00 p.m. • Labor Day: 9:00 a.m. – 9:00 p.m.
Thanksgiving Day, Christmas Eve & Christmas Day: CLOSED
- **Outdoor Pool Hours (May thru September):** Monday thru Sunday 9:00 a.m. – 9:00 p.m.
- **The Aquatic Center Conference Room** is available for Private Rental to Four Seasons Property Owners.



If you are interested in reserving the Community Center or The Aquatic Center Event Room for your event, please visit us online at: FourSeasonsPOA.com to fill out the appropriate Reservation Form, or call Missouri Association Management at 573-552-8334.

Owner Services Department

In-season hours (May-September) are from 8:00 a.m. to 9:00 p.m. seven days a week.



Clean Out & Clean Up - September 17th-19th

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 17th – 8:00 a.m. to 5:00 p.m.

Friday, September 18th – 8:00 a.m. to 5:00 p.m.

Saturday, September 19th – 8:00 a.m. to 12:00 p.m. *(or until full)*



Porto Cima Storage Facility

Thursday, September 17th – 8:00 a.m. to 5:00 p.m.

Friday, September 18th – 8:00 a.m. to 5:00 p.m.

Saturday, September 19th – 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, ANTIFREEZE 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

Ice Machine Reminder

The ice machine located at the Community Center is provided as a convenience for property owners who have reserved the facility for parties, meetings, and special events.

To ensure that ice is available for scheduled reservations, ice may not be removed from the Community Center in coolers, containers, or bags for personal use elsewhere. The ice machine is intended solely to support activities taking place at the Community Center during approved reservations.

We appreciate your cooperation in helping us keep this amenity available for all owners who reserve the facility. If you have any questions, please contact the MAM Office at 573-552-8334.



Get Easy Access with the Four Seasons Mobile Pass!

Skip the hassle of keycards—install the Four Seasons Mobile Pass right on your phone in just minutes. For only \$5 per calendar year, you'll enjoy convenient access to our amenities without ever worrying about losing your pass again.

Setup is quick and simple!

Stop by the Missouri Association Management office at 2265 Bagnell Dam Blvd. Ste.100, Lake Ozark, to purchase and get started using it today.





Make a Splash at the Aquatic Center!

Looking for the perfect place to host a birthday party, meeting, or special gathering? Our event room is available for rent! Call the MAM Office at 573-552-8334 for details and pricing.

Friendly reminders:

- Be sure to check our Lost-and-Found – we've collected quite a few towels, toys, bags, swimsuits, and floaties!
- Food is **NOT** allowed in the indoor pool area. However, you're welcome to eat in the event room when it's not in use.
- **NO GLASS CONTAINERS** are permitted, and all drinks must remain at the tables and not be brought near the pool.
- **No alcohol, smoking, or vaping** is permitted anywhere in the Aquatic Center facility.
- Please help us keep the facility clean, safe, and enjoyable for everyone.



If you have any questions or concerns, please contact:

Owner Services: 573-434-0021 or Missouri Association Management: 573-552-8334

We love seeing your family and friends enjoying the Aquatic Center and look forward to making your visit a great one!

Know Before You Go: Aquatic Center Pool Occupancy Limits

As we enjoy another fun-filled summer at the Aquatic Center, we want to remind all residents and guests of the **maximum occupancy limits** for our pool facilities to ensure everyone has a safe and enjoyable experience.

- **Indoor Pool Maximum Occupancy: 120 people**
- **Outdoor Pool Maximum Occupancy: 84 people**



These limits are in place for safety and compliance with facility regulations. We ask all guests to be mindful of these numbers, especially during busy weekends and holidays.

Thank you for helping us maintain a safe and welcoming environment at the Aquatic Center!

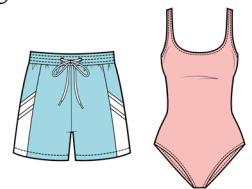
Swimwear Guidelines

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 questions or need further clarification on these guidelines, please do not hesitate to contact management.

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, basketball, 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, please call 573-552-8334.

RSVPs Still Matter!

As we continue to enjoy another great year of Four Seasons POA events, we would like to remind owners of the importance of your RSVP for upcoming activities. Whether it's a holiday celebration, social gathering, or special event, your RSVP helps us plan accordingly and ensure everyone has an enjoyable experience.



Please remember that an RSVP is much more than a courtesy—it is an essential part of planning a successful event. Accurate RSVP counts help us make proper arrangements for food, beverages, seating, supplies, and other event details.

In addition, the Community Center has a maximum occupancy of **90 people**, making it especially important that we have an accurate headcount for each event. This helps ensure a safe, comfortable, and enjoyable experience for everyone attending.

We kindly ask that you take a moment to RSVP for any event you plan to attend. Your cooperation helps us provide the best possible experience for all participants.

Thank you for your support, and we look forward to seeing you at future Four Seasons POA events!

Important Pool Safety Reminder

To ensure the safety of all our residents and guests, please be aware, there is **No Lifeguard on Duty** at any of the pool facilities. Adult supervision is required for the safety and well-being of all minors.

We appreciate your cooperation in keeping our pools safe, fun, and family-friendly!





ACC Update

The longer days of Summer inspire work to start early in the morning but the ACC reminds all our owners that work is prohibited prior to 7:00 in the morning or past 7:00 in the evening. Construction is also prohibited on Sundays, Holidays and Holiday weekends. Unless given special permission by the ACC.

Please remember that most exterior projects will require a permit. Many of them won't require any fees but still need approval.

The administrative staff of the ACC can be contacted at 573-552-8334 should you have any questions regarding the permitting process.

One of the projects that would require a permit is the removal of any tree over six inches in diameter. Remember to call the Administrative staff to review your trees before you start cutting any trees down.

The administrative staff can be contacted at 573-552-8334.



Odor Problems With Your Wastewater System

Occasionally the Environmental Services Department receives calls from owners who have noticed a foul odor coming from their wastewater treatment system. Typically, it is a "rotten egg" smell and is most unpleasant. There are a few causes for this pungent odor that we would like to inform you about.

The first, and by far the most common cause, is the air intake being clogged. The air intake is a hollow shaft that is attached to the aerator motor. It spins and by doing so draws air into the system which builds up a population of beneficial microbes that help aid in the treatment of waste that enters the system. Over time, sludge from the tank will make its way into the air intake and eventually clog it. When this happens, it prevents air from being drawn into the system, resulting in a bad odor. Sometimes, the Environmental Services Department can unclog the air intake for you. However, if we are not able to, we can give you contact information for whom to call to have it unclogged.

The second possible reason for your wastewater treatment system to be giving off a bad odor is a non-functioning aerator motor. Much like the air intake being clogged, if the aerator motor is not running then no air is being drawn into the system and a foul odor is the result. The Environmental Services Department can check your system for you and in some cases take care of the issue. If we are unable to, then we will give you information on whom you may call to have the problem fixed.

The last possible reason for an unpleasant odor to be coming from your treatment tank is that it may have been pumped recently. When your treatment tank has been pumped, you may notice a bad odor coming from it. This may last until the water in the tank is back up to its normal operating level. You can aid this process by being liberal with your water usage to help bring the water level up more quickly. In any case, if you notice a bad odor coming from your wastewater treatment tank, you should call the Environmental Services Department and we will check your system for you to determine the cause of the odor and how to remedy it. If you have any questions about your wastewater treatment system and its operation you may also call the Environmental Services Department at 573-552-8334 and we will be happy to answer them.

Property owners are encouraged to visit the POA website at:

fourseasonspoa.com

Password: FourSeasonsPOA2025

Four Seasons POA Managed Archery Hunt Application

Sign up for the managed archery hunt will be open from July 1st to July 31st.

The draw will take place on **Saturday, August 15th** and
hunters will be notified the following Monday.

This form must be returned to the management office no later than July 31st in order for you to
be entered into the draw. You may return this form by mail or drop it off at the management office.

**Four Seasons POA
Attention: Joel
2265 Bagnell Dam Boulevard Ste. 100
Lake Ozark, MO 65049**

Name of Property Owner: _____

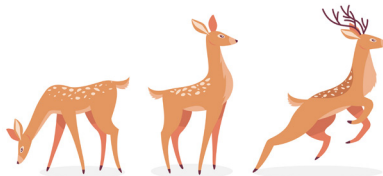
Lot and Subdivision Number: _____

Phone Number: _____

Name of Guests (If applicable): _____

Signature of Property Owner: _____

Each applicant is responsible for reporting harvested numbers, both for the individual
and any guests that hunt under the property owner's name. These numbers are vital
for continued deer population management on Horseshoe Bend.



Four Seasons POA Private Lot Archery Hunt Application

This Application is for hunting on private lots only and is not part of the POA managed archery hunt.

All hunters are subject to the Four Seasons Lakesites POA Archery Hunting Regulations.

Huntible lots must be undeveloped and noncontiguous with any developed lots
(i.e. no houses or structures on neighboring lots).

**Four Seasons POA
Attention: Joel
2265 Bagnell Dam Boulevard Ste. 100
Lake Ozark, MO 65049**

Name of Property Owner:_____

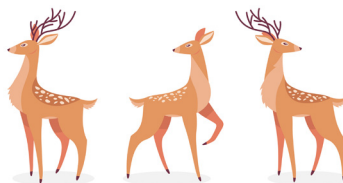
Lot and Subdivision Number:_____

Phone Number:_____

Name of Guests (If applicable):_____

Signature of Property Owner:_____

Each applicant is responsible for reporting harvested numbers, both for the individual and any guests that hunt under the property owner's name. These numbers are vital for continued deer population management on Horseshoe Bend.





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



EVENTS

Four Seasons POA Board Meetings

All meetings are held in the Aquatic Center Conference Room and begin at 9:00 a.m.

July 20 – 9 a.m. Board Meeting: Aquatic Center Conference Room

July 30 – 12 p.m. to 4 p.m. Red Cross Blood Drive: Community Center

August 20 – 12 p.m. to 5 p.m. Red Cross Blood Drive: Community Center

September 11-13 – Fall Community Garage Sales

September 17-19 – Fall Community Clean-Up

September 21 – 9 a.m. Board Meeting: Aquatic Center Conference Room

October 3 – 10 a.m. Annual Owners Meeting: Community Center

October 22 – 12 p.m. to 5 p.m. Red Cross Blood Drive: Community Center

October 24 – 5 p.m. to 7 p.m. Trunk or Treat: Campground

November 16 – 9 a.m. Board Meeting: Aquatic Center Conference Room

November 28 – Christmas Tree Lighting Ceremony: Community Center

November 28-January 3 – Candy Cane Lane: Campground

December 3 – 12 p.m. to 3 p.m. Santa Babes: Community Center

December 5 – 10 a.m. to 11:30 a.m. Kids Christmas with Santa: Community Center

December 6 – 6 p.m. to 9 p.m. Magic of Christmas: Community Center

December 17 – 12 p.m. to 5 p.m. Red Cross Blood Drive: Community Center