



Association PRESS

September-October 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.

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 3, 2026

TIME: 10:00 a.m.

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

DATED: September 1, 2026

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

By:

A handwritten signature in black ink, appearing to read "John Forti", written over a faint, circular stamp or watermark.

John Forti, Board President

Announcement: Appointed Board of Director Position

Four Seasons Lakesites Property Owners Association, Inc.

Available Position: Shawnee Bend Appointed Director

- **Term:** Until October 2029

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
- This appointed Director position represents the entire Four Seasons POA; however, applicants for this position must own property within one of the Shawnee Bend neighborhoods of the development.

Responsibilities:

Board Directors must be able to commit the time necessary 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
- Eligible candidates will be interviewed by the current Board of Directors
- **Completed statement and forms must be received by September 28, 2026 at the Four Seasons POA office located at 2265 Bagnell Dam Blvd., Suite 100, Lake Ozark, MO 65049**

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.

Storage and Fitness Center: 2027 Contract Renewals

2027 contracts and invoices for the Storage and Fitness Center will be distributed in **November**.

If you do **not** wish to renew your Storage or Fitness Center contract, please notify our office **before October 15, 2026** to avoid unnecessary charges to your account.

Storage questions:

573-552-8334 or email drobinett@mam-llc.com

Fitness Center questions:

573-552-8334 or email jplemmons@mam-llc.com

2026 Amenity Closings

Bittersweet Pool –
September 8th (Monday)

Grand Point Pool –
September 14th
weather permitting

Swim & Tennis Pool –
September 14th
weather permitting

Aquatic Center
(outdoor pool) –
September 14th
weather permitting

**Swim & Tennis Recreation
Facility** –
October 26th (Monday)

Campground –
October 30th (Friday)

Fall Garage Sales: Sign Up Today!

September 11th, 12th & 13th

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



Four Seasons POA
GET YOUR Kicks ON

ROUTE 66

Fall SOCIAL

CRUISE ON OVER FOR
A NIGHT OF GREAT FOOD,
FUN & GOOD COMPANY!

★ Thursday
Oct. 1st ★

🕒 5:00 – 8:00 p.m.

📍 2750 Horseshoe
Bend Parkway

Diner Food
★ WILL BE SERVED! ★
★ DESSERT INCLUDED! ★
Drinks Will Be Provided!

TICKETS
\$10 Per Person
(Advance Purchase)
\$15 Per Person
(At the Door)

Life is a
HIGHWAY
Let's Enjoy
the Ride!

RSVP & GET YOUR TICKETS TODAY!
📞 Call Dana
573-552-8334 OR ✉ Email
events@mam-llc.com

RSVP BY MONDAY, SEPTEMBER 28TH

ROUTE 66

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 – 1522 Country Club Dr.

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 – 134 River Birch Ct.

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, 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

2026-2027 Managed Deer Hunt

Please make note, Deer Season begins September 15th and runs thru November 15th, then continues November 27th, 2026 thru January 15th, 2027.

During this time bow hunting is allowed on the Four Seasons POA specified common land. All authorized hunters taking part in the Managed Hunt will be issued an orange parking tag to display on the dashboard of their vehicle. Also, bow hunting is allowed on unimproved lots with owner permission AND providing the guidelines and standards of safe hunting practices are followed.

All harvested deer must be reported to the management office by February 15th, 2027.

We prefer you wait until after season to report all harvested deer rather than report them throughout the season. Harvested deer can also be reported online at deer.fourseasonspsa.com.

If you have questions or concerns, please feel free to contact Joel McCormack at 573-552-8334.



FOUR SEASONS POA TRUNK OR TREAT

SATURDAY, OCTOBER 24TH

5:00 - 7:00 P.M.

137 CAMPGROUND RD.

BOUNCE HOUSE · HOT COCOA
CANDY · POPCORN · PUMPKINS

JOIN THE FUN AND PARTICIPATE

IN HANDING OUT CANDY TO THE KIDDOS...

PLEASE SIGN UP WITH DANA OR RSVP BEFORE

5:00 P.M. OCT. 23

AT 573-552-8334 OR EVENTS@MAM-LLC.COM

EVENT WILL BE
CANCELED IN CASE
OF INCLEMENT
WEATHER



Interior Lake Updates

Treeline Lake

The Board of Directors and your management team have been working with representatives of the Missouri Department of Natural Resources (DNR), the Missouri Department of Conservation (DOC), Ozark Fisheries, Midcoast Property Inspections, LLC, Water Pollution Control, LLC, and AB Pest Control in an effort to identify potential sources of concern and effective treatment options available to the POA. We are pleased to report that several of the POA's original concerns have been eliminated, and a number of other potential sources of concern have been resolved.

Unfortunately, there is still some evidence of algae growth in the lake. However, according to DOC representatives, Treeline Lake is not the only body of water in the state experiencing these concerns. A warmer-than-normal winter, followed by a wetter-than-normal spring and now a hot and dry summer, has created conditions that have contributed to algae concerns statewide.

During a recent meeting with representatives of DNR, several potential mitigation options were discussed. The POA is now researching these and other alternatives in an effort to identify an effective, long-term solution for Treeline Lake.

Ozark Fisheries made the following observation after a recent site visit: "What little 'algae' that is attached to the limestone riprap is a source of food for the Bluegill at this very important stage of their life and future food source for the Largemouth Bass population in Treeline Lake."

Another encouraging development is that the lake is slowly clearing up, and the aquatic life appears to be doing very well despite recent rumors and concerns. The recent photos show improved water clarity, as well as an abundance of recently spawned fingerlings throughout the lake.

At this time, there have been no signs of fish kills or dying vegetation as a result of the algae bloom.

It is important to remember that residents, their guests, and pets should refrain from swimming or participating in recreational activities on Treeline Lake until further notice.

The Board and management team will continue to keep property owners informed about the programs and treatment options we implement, as well as the progress made as we continue working toward a long-term solution.



Good Oak Lake

Recent heat and dry weather have slowed progress on gauging the results of our first application of a Bentonite-Slurry mix along the lake side of the dam at Good Oak Lake in an effort towards eliminating a leak that has persisted for over 35 years now. A second application of this product was scheduled for the week of August 9th, however, delays have caused the contractor to reschedule the second application until August 20th and 21st. In a way, the heat and drought conditions work to the POA's advantage in terms of making it easier for the contractor to identify specific areas where they will concentrate their efforts.

Autumn Lake

Autumn Lake is the smallest of our three interior lakes and, for the most part, is also the most stable of the three. After repairs were made to the dam and overflow tube for the lake several years ago, there have been no issues with leaks or water quality. There are a very limited number of fish in this lake as its size limits populations significantly. There is an occasional issue with wildlife as we have beavers dine along the shoreline trees from time to time, but for the most part, this is a very pleasant lake to enjoy a peaceful lunch at one of the picnic tables located at each end of the dam.

Get To Know Lake Regional Cancer Center

At Lake Regional Cancer Center, we're proud to be a nationally accredited cancer center, providing state-of-the-art capabilities to prevent, detect and treat various forms of cancer. Our mission is always to leave no stone unturned in caring for our patients.

No two patients are the same. That's why we create personalized treatment plans, supported by deep expertise in multiple forms of cancer and hematology diagnosis. It's also why we take the time to get to know each and every patient.

At every step, in every way, our team will be with you during your treatment. In partnership with specialists, surgeons, volunteers and survivors, we've developed programs to help patients past and present. Our patients also have the opportunity to enroll in clinical research studies right here at Lake Regional.

As a member of the Mayo Clinic Care Network, our care teams have special access to the knowledge, expertise and resources of Mayo Clinic. This means each patient's personalized treatment plan is backed by the latest research and recommendations. And, with an extended bench of experts, our physicians can consult directly with Mayo Clinic specialists when complex cases arise and more stones need overturned.

Get Involved, Support Local Cancer Care

October is **Pinktober**, a time to stand together in the fight against breast cancer. Every person facing a cancer diagnosis deserves access to the very best care, close to the people and places that bring them comfort. When you support Pinktober, you support local, nonprofit care at Lake Regional Cancer Center – ensuring every patient has access to advanced treatments, compassionate support and clinical research.

Your generosity honors those who've fought, empowers those still fighting and ensures hope for tomorrow. Give hope. Give local. **Become a Partner in Pink today** – purchase T-shirts, stickers and sign up to host events, sales and specials. To donate, text fightcancer to 71777 or visit lakeregional.com/Pinktober.



Key Cards

Each property owner must use their own key card or app to access the Aquatic Center. For the security and fairness of all members, please do not allow others to enter through the gate with you, as this may result in unauthorized or not-compliant individuals gaining access.

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.



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.

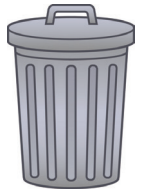
Friendly Reminders

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.

Board of Directors – Meeting Schedule

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

• September 21 • November 16



RSVP's Still Matter!

Four Seasons POA winter events have been scheduled for 2026. These events are 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!



Let The Festivities Begin, Candy Cane Lane Returns!

At Four Seasons POA, our traditions hold a special place in our hearts. From seasonal parties to cherished community events, we've created countless memories together over the years. Generations of families have grown up here, and we're excited to continue building upon that legacy while adding new traditions to our community.

This holiday season, we are pleased to continue a tradition started in 2025. If you can't make it to the North Pole to visit Santa, Mrs. Claus and all of the decorations, we invite you to join us for a magical drive through **Candy Cane Lane** (aka Campground Drive). This festive display will begin on **November 27th** and feature dazzling holiday decorations; sponsored by neighbors, local businesses, and contractors.

Throughout the event, you may find local civic groups offering warm beverages like hot chocolate and coffee at Santas workshop (the campground pavilion), perfect for getting into the holiday spirit. Who knows? You might even catch a glimpse of Santa, Mrs. Claus, or one of their friendly elves, ready to spread some holiday cheer and chat with the kids! Children will also be able to drop their Christmas wish lists in a special "Overnight" drop box at Santas workshop and he will receive those every day leading up to the Special day.

Want to be part of the magic?

Holiday display sponsorships spaces are limited and the cost for each space is a one-time fee of \$30 to help defray utility costs and other expenses. This fee will also provide the sponsor an 18" by 24" sign with the sponsor's name. Don't miss out on the chance to showcase your creativity! If you're interested in sponsoring a holiday display, please contact Russ Mitchell at Missouri Association Management, LLC, at 573-552-8334 to obtain an application. **Sponsorships display spaces are limited and on a first-come, first-served basis, so act fast!**

Let's make this year's event one to remember! We can't wait to kick off the holiday season in style, and we hope you'll join us for this festive celebration.



2026 Paving List

Cypress Point Lane
Southern Pine Lane

Pebble Beach Lane
Country Club Drive

Witches Cove Boulevard
**Subject to change*



Save The Date

Four Seasons Property Owners Association Annual Meeting
10:00 a.m. Saturday, October 3rd, 2026.

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 14th 2026.

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.

ACC Update

Lot Combination Deadline:

The deadline to apply to combine lots is 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.

Tree Removal:

The storm of July 4, 2026 brought down several trees throughout the development and raised the concerns of many of our residents. The ACC reminds everyone that a permit is required to remove any trees, as well as all other exterior improvements.

Owners may be able to save money by having trees inspected and approved for removal now and waiting until Winter to hire a tree removal company.

You may contact the management office to schedule inspections for any trees that you feel might be of concern at 573-552-8334.



End of Season Wastewater Note

With the end of the summer season now upon us, we thought it would be a good time to remind Four Seasons homeowners of what they can do to help ensure the proper operation of their individual on-site wastewater treatment systems.

The most important thing homeowners need to remember is to leave your aerator motor running at all times.

This applies to all homeowners who have individual on-site wastewater treatment systems, including those who will be winterizing their homes for the off-season.

The inside of your treatment tank is a highly corrosive environment that can be very hard on your aerator motor if it is allowed to sit without running. Cold temperatures during the winter months can also be very hard on your aerator motor if it is not running.

By following this one simple rule and leaving your aerator motor running continuously, you can help prolong the life of your aerator motor and help ensure your wastewater treatment system continues to operate properly.

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

Property owners are encouraged to visit the POA website at:

fourseasonspoa.com

Password: FourSeasonsPOA2025



2265 Bagnell Dam Blvd. Ste. 100 • 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.

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 – 6 p.m. 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 – 5 p.m. to 8 p.m. Magic of Christmas: Community Center

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