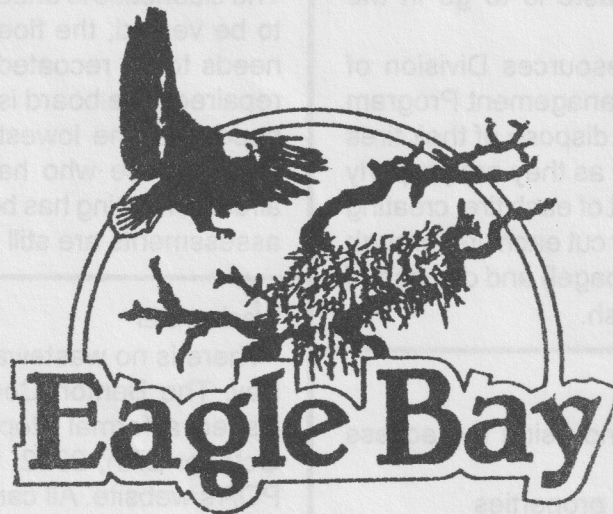


An Affordable Recreational Community



Fall 2024

October 2024

Your Eagle Bay POA Board of Directors

Megan Jones - President

Dennis Jackson - Vice President

Christopher Shull - Treasurer

Steven Burnstein - Secretary

Angel Croy - Board of Directors

Events

- Ghoulish Gathering October 26th, 3 p.m.

Coloring Contest

Pumpkin Carving Contest

Costume Contest

- 14th Annual Trick or Treat the Busstop October 31st at 4 p.m.

Members meet at the entrance to pass out treats to the kids of Eagle Bay as they get off the bus.

Please bring enough treats to share with all of the children ages 0-18, approximately 20.

Communication:

- The Eagle Bay newsletter is the official communication between the POA and its members.

- To reduce the mailing cost and stay informed, all lot owners must keep their mailing and email addresses updated.

A contact information form can be found on the Eagle Bay POA website.

Contact Info

Mailing Address: 28451 Northwoods Dr.

Lincoln, Mo 65338

Email: eaglebaypoa@gmail.com

Website: eaglebaypoa.com

Facebook Page: Eagle Bay POA

Facebook Group: Eagle Bay POA Community

Assessment Dues

- The association has hired Homes Associations of Kansas City, a management company, to handle the administrative and accounting services. They will be sending all members a welcome letter and their dues invoices soon.

- The 2024-2025 association dues are due in full on November 15th. Quarterly payments are due in November, February, May, and August 15th.

- If your account is delinquent, fees and interest will be added.

- If no attempt is made to pay, a lien will be placed, and your account will be turned over to the attorney for court action.

- If your assessment dues are not paid, you do not have access to any of the amenities.

Eagle Bay - 28451 Northwoods Dr. • Lincoln, MO 65338

Email: eaglebay.poa@gmail.com

Trash

- Remember, only household waste is to go in the dumpsters.
- The Department of Natural Resources Division of Environmental Quality's Waste Management Program website states, homeowners may dispose of their tires with their household trash as long as they are properly cut first. Either cut the sidewalls out of each tire, creating two sidewalls and the tread ring, or cut each tire through the center of the tread ring (like a bagel) and dispose of the pieces with the household trash.

Springlake

- Members are to access the pond using the access points
- Do not go through yards or onto properties
- There is a 10ft easement around the pond
- Foot traffic only is allowed across the dam
- No jug or trout lines are allowed
- Pole fishing is only allowed
- Do not leave your poles unattended, lines are to be manned
- Man-powered boats are allowed, but no electric or gas-powered
- Boats, canoes, or kayaks are not to be left unattended

Roads

- The muffler has been replaced and the steering fixed on the tractor.
- The brush hog's many broken and missing parts are being looked into so that it can be used.

Bathroom

- Will be closed for the winter on November 15th and reopen on March 15

Boat Ramp

A permit is needed for the use of the boat ramp. Permits are to be displayed on the windshield of your vehicle.

DNR

- The Property Owners Association Board of Directors and Wastewater Management Committee Chair are working with the Department of Natural Resources, and the Benton County Health Department to resolve the wastewater issues within the Eagle Bay subdivision.

Four-wheelers, ATVs, and UTVs are to be parked by 9 p.m. on weekdays and 11 p.m. on weekends.

Clubhouse

The clubhouse is under construction. The skirting needs to be vented, the floors need to be repaired, the roof needs to be recoated, and all of the plumbing needs repaired. The board is working to acquire the materials needed at the lowest cost to the association. Thank you to those who have donated time and materials already. Nothing has been purchased yet for this project, assessments are still being made.

Wastewater

- There is no wastewater dumping facility within Eagle Bay. The Benton County Health Department (BCHD) issued a formal stop order for the dump station on October 27th, 2022, this is posted on the Eagle Bay POA's website. All campers and RVs must be dumped off-site. It is a violation for a camper or RV to dump into a septic system or holding tank in Eagle Bay.
- Members with septic systems and holding tanks are responsible for the pumping of their waste.
- Wastewater Management Committee Chair, Jon Offerman is available to inspect the systems in the subdivision. Please allow him to do so as it is needed for the wastewater management plan required by DNR. Jon is a certified installer and inspector. If you choose not to allow the committee chair to assess your system, you will be required to do so at your own expense.

Burning

- Missouri DNR restrictions allow the open burning of yard waste. Yard waste includes trees, leaves, brush, or other vegetation. Please do not burn anything without checking that you are in compliance.
- Remember, when you start a fire, you are responsible for keeping it on your property.
- Make sure to check the local burning conditions with Lakeview Heights Fire Protection

Building

As per the bylaws, the board must approve any improvements made to a lot. The architectural review application form can be found online. DNR has stopped the installation of any new wastewater systems, which are required before any structure is placed upon a lot. Construction and improvements have a set time limit for completion, so at this time, the board is not approving any new structures on any undeveloped multipurpose/building lot.

Little Eaglet News

- Coloring Contest, color and return in person at the Ghoulish Gathering event to enter.
- Pumpkin Age Groups 0-8 & 9-12
- Witch Hat Age Groups 13-18 & 19-99+