



EASTER MAZE

An Affordable Recreational Community



**Meet Your
Eagle Bay POA**

Board of Directors
 Megan Jones - President
 Dennis Jackson - Vice President
 Steven Burnstein - Secretary
 Christopher Shull - Treasurer
 Angel Croy



5 Eagle Bay children participated in the 14th Annual Trick or Treat the Bus Stop

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: Eagle Bay Property Owners Association
 c/o Homes Associations of Kansas City
 4200 Somerset Drive, Suite 216 • Prairie Village, Kansas 66208
 Phone: 913-385-2440 • Email: eaglebaypoa@gmail.com
 Website: eaglebaypoa.com
 Facebook Page: Eagle Bay POA
 Facebook Group: Eagle Bay POA Community

Events

Past

- The Ghoulis Gathering on October 26th, 2024 had 23 members in attendance
- 5 Eagle Bay children participated in the 14th Annual Trick or Treat the Bus Stop
- 8 children received Christmas treat bags provided by the board members

Upcoming

- Informative Member Gathering March 15th, 1 p.m.
- Easter Egg Hunt April 12th, 1 p.m.
- Eagle Bay Subdivision Turns 40 on May 17, 2025

Assessment Dues

- The association has hired Homes Associations of Kansas City, a management company, to handle the administrative and accounting services.
- 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.

Trash

- Remember, only household waste is to go in the dumpsters.

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

Entrance

- On December 11, 2024 the mailboxes were vandalized.
- Cameras have been purchased and installed to monitor the front entrance.

Members are to keep their animals contained on their property.

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.

Springlake

- Members are to access the pond using the access points.
- Do not go through yards or onto properties.
- There is a 10 ft 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.

Bathhouse

- Will tentatively reopen on March 15th for the spring and summer and close on November 15th.
- The Board is taking bids to clean the bathhouse once a week \$35 a week paid monthly for 35 weeks \$1225 total will need to provide proof of insurance.
- Please help to keep the bath house clean by picking up after yourself.
- Any vandalism or destruction will lead to it being closed. Revocation of all amenities and charges will be filed against the person responsible.

Boat Ramp

- A permit is needed for the use of the boat ramp. Permits are to be displayed on the windshield of your vehicle.
- In 2022 the insurance company denied the claim made on the old dock after it floated away due to improper care and lack of maintenance.
- The old dock and walkway have been removed.
- The insurance company will not cover a dock rebuilt from the former dock.
- For insurance to cover a dock, it must be built with all-new material.
- A new permit with Amren will be needed to place a new dock into the lake.

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 to be 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.

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.
- An engineer has been hired and is working on a proposal for a method of wastewater handling, treatment, and disposal.
- Wastewater Management Committee Chair, Christine Jackson will be logging and submitting quarterly pumping/hauling logs to DNR.
- Members need to provide receipts as proof that they have had their waste properly disposed of.
- 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.

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