

CLUBHOUSE

- The outside of the building was power washed.
- Christine Jackson & Megan Jones have spent several days working to clean out rooms and assess the repairs needed.
- Six new 4' folding tables have been purchased to replace all the tables inside.

WASTE WATER

- There is no waste water dumping facility.
- Campers & RV's are to dump offsite.
- Members with septic systems & holding tanks are responsible for the dumping of their waste.
- Waste water management committee chair, Jon Offerman will be inspecting all systems in the subdivision. Please allow him to, as it is needed for the environmental engineer. Jon is a certified installer & inspector. If you choose not to allow the committee chair to assess your system, then you will be billed by the engineer for them to do so.

DNR

- The Missouri Geological Survey staff completed a geohydrologic evaluation survey of the entire subdivision.
- An environmental survey of our waste water systems has to be done. We have yet to secure a qualified engineering company.

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.

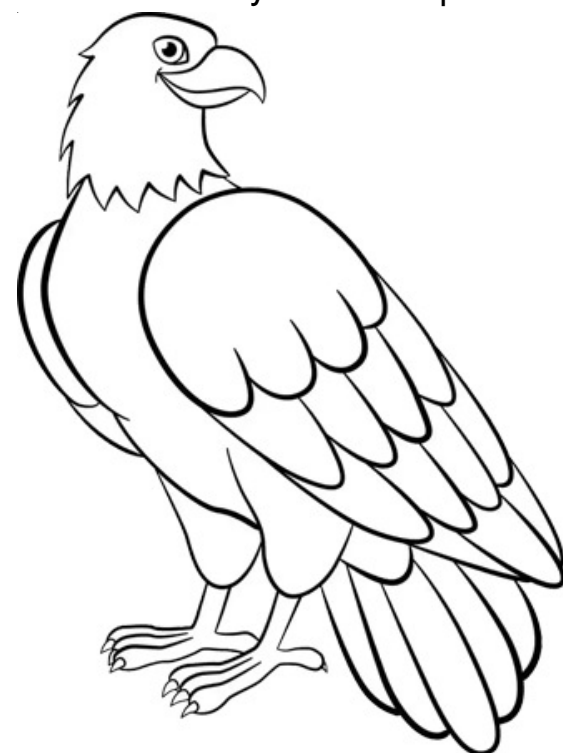
4-Wheelers, ATV's & UTV's Are To Be Parked By 9 p.m. on Weekdays & 11 p.m. on Weekends

BUILDING

As per the by-laws, 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 waste water systems, which are required before any structure is placed upon a lot. Construction & improvements have a set time limit for completion, so at this time, the board is not approving any new structures on any undeveloped multi-purpose/building lot.

LITTLE EAGLE'S NEST

- The event committee will be hosting fun activities like water balloons & painting throughout the summer for kids to attend. Watch Facebook & the website for updates.
- The committee is requesting parent participation to help plan & organize. Please email the board if you can help.



An Affordable Recreational Community



Summer 2024

June 2024

Your Eagle Bay POA Board of Directors

Gary Liles - President
Christine Jackson - Vice President
Megan Jones - Secretary/Treasurer
Steven James - Dustin Gray

COMMUNICATION

- The Eagle Bay Newsletter is the official communication between the POA and its members.
- To reduce the mailing costs and stay informed, all lot owners must keep their mailing & email addresses updated.

A contact form can be found on the new website.

BATH HOUSE

- The waste water system at the bath house was pumped & passed inspection.
- Will be opening Memorial Day weekend.
- The facility underwent major repairs.

EVENTS

- A Memorial Day Picnic Potluck Took Place May 25th at Eagle's Nest Park
- Independence Day Cookout & Fireworks July 6th at 3 p.m. at the Eagle's Nest Park & Fireworks at the Eagle Bay Boat Ramp
- Eagle Bay POA Annual Lot Owners Meeting on Saturday, July 13th, 10 a.m. at Eagles' Nest Park
 - Agenda
 - Call to Order
 - Confirm Quorum
 - Present Budget
 - Vote
 - Old Business
 - New Business
 - Adjournment

PLEASE KEEP THE FOLLOWING IN YOUR THOUGHTS & PRAYERS

David & Angel Croy, Lloyd Hatcher, Tim & Melissa Rice, Carolyn Schneller, Gary Lilies & Robert Beck

28451 Northwoods Dr. • Lincoln, MO 65338 • Email: eaglebaypoa@gmail.com

Website: eaglebaypoa.com • Facebook Eagle Bay POA

ASSESSMENT DUES

- The 2024 Association dues were due in full on November 15th. Quarterly payments November, February, May & August 15th.
- Payment reminders have been sent. If your account is delinquent, fees and interest have been added.
- Payments are to be in the form of a check or money order made out to and mailed to Eagle Bay Property Owners Association.
- Please contact the board to set up a payment plan.
- If no attempt 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.

SPRING LAKE

- Dusk-to-dawn security lights have been added to the east & west access on the 9-acre fishing lake.
- No jug or trout lines allowed in Spring Lake. Pole fishing only is allowed, lines are to be manned.
- Foot traffic only across the dam.
- Algaecide will be added as temperatures rise to keep the algae down.

ROAD EQUIPMENT

- The muffler is being replaced on the tractor.
- The brush hog has many broken & missing parts & can not be used.

THE ENTRANCE

- The fence has been straightened, stabilized & painted.

BOAT RAMP

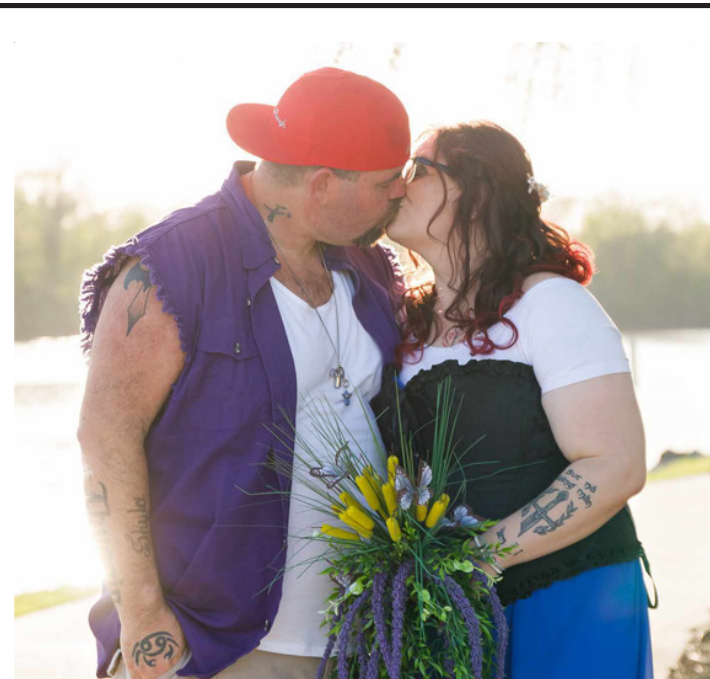
- A permit is needed for the use of the boat ramp. Permits are to be displayed on the windshield of your vehicle.

POOL

- Will not be opening for the summer.
- See the website for more information

PARK

- The horseshoe pits at the Eagles Nest Park have been cleaned out & repaired
- Eagles' Nest Park has been treated with pesticides.
- A basketball backboard was donated by David & Angel Croy.



*Congratulations On Your Wedding
Robert Beck & Megan Jones*

Congrats 2024 High School Graduates



GUNNER JOHNSON, ANTHONY VILLEGAS & LANDON JONES

2024 - 2025 EAGLE BAY BUDGET

ADMINISTRATIVE

Postage 300
Bank Charges 24
Supplies 200
Accounting 2,000
Legal 2,000
Insurance 13,500
18,024

BATH HOUSE

Electricity 1,500
Supplies 100
Maintenance 500
Labor 2,700
4,800

CLUBHOUSE

Electricity 600
Security Light 93
Supplies 200
Propane 600
Maintenance 400
1,893

SUB-TOTAL 57,158
RESERVE 2,842
TOTAL BUDGET 60,000

ROADS

Grading 6,000
Gravel 6,000
12,000

BOAT RAMP

Security Light 93
93

ENTRANCE

Security Lights 186
186

SPRING LAKE

Algaecide 40
Security Lights 186
226

TRASH

Dumpsters 5,700
Security Light 93
5,793

NEWSLETTER

Printing 600
Postage 750
1,350

MAINTENANCE

Mowing 1,500
Pesticide 100
Fuel 200
Equipment Repairs 400
2,200

POOL

Electricity 750
Supplies 1,650
Pool Company 800
New Cover 3,100
Labor 1,500
Repair 1,200
9,000

DUMP STATION

Security Light 93
Repair 1,500
1,593