



# Bent Tree Harbor

## Informational Update

Issue 3 – July, 2023



### Let's start off with THANK YOU's for the multiple volunteers and Donors:

- DRUMROLL Round Three
  - Pond Work: added another cover and table. The place looks awesome and there have been many people giving accolades on the improvements. Thanks again to everyone that has helped!
  - Entrance to the Community Building. Karen Harris, Arthena Clifton, Renee White, Paulette Morgan, and Colette Bunch have continues to work extremely hard at improving the entrance area. They have tiled, painted, put new doors in....all with their knee pads on....maybe they are heading for a side job???!!!!

### Notes and tidbits:

- **REMINDER:** The July Monthly informational meeting will not be held this Saturday. We will resume in August with the meeting being held on the **FIRST** Saturday at 9:00 A.M. and will be for one hour. Any modifications to this schedule will be posted on the BTH web page or on the new facebook page. Please note that we now have an option for those that cannot attend in person! You can now attend via conference call. For this meeting:

Phone: (319) 527-2143

In the event of any issues, please text: 816-703-7098.

- The Trustees now have a designated email address: [BTHTrustee@yahoo.com](mailto:BTHTrustee@yahoo.com). If you'd like to send an email, feel free to do so.

### Facebook Page: Bent Tree Harbor HOA Information

Don't forget to signup for this facebook page. Also, please ensure that you answer all questions and list your name as it appears on the deed. Remember, there is a restriction to only owners only. If there is something that you'd like to post just let the office know or send a pm so your content can be added. Additionally, any input is welcomed and greatly appreciated!

### You Wanna Make a Change????? August 1 is approaching!

It's that time of the year!!! At the annual meeting there were many people that said, "We need to change that!". Here is your chance! You have until August 1 to submit proposed changes to the by-laws. How do you do that?

1. Identify what it is you want to change,
2. Write it out as to how you feel it should apply to the homeowners,
3. Submit it to the office no later than August 1.

After that, it will be reviewed and you will be contacted to speak to the committee about it. Maybe a clarification is needed or maybe there is a conflict with another provision within the Covenants and Bylaws that may require some re-wording. The objective is that YOU are a part of the process to finalize what will be presented on the ballot for the homeowners to vote on.

### Community Group for the Betterment of Bent Tree Harbor..We heard you!!!

Letters have gone out. Based on the feedback received, the format of the letters and some of the content of the letters needed to be approved upon and that has been accomplished. The intent is to ensure that each person is aware that there needs to be some attention devoted to their property and as long as you are making progress (good progress) then all is good. Communication is the key. If you receive a letter, reach out to the committee or Joe Simmons to discuss an action plan and something can be worked out. Additionally, the Committee and the Trustees want you to know that there is help out there through the services that the committee provides. Of course, it's dependent on your willingness to accept this offer. The goal is to find a way in which we can eliminate assessments for non-compliance so we urge you, if approached, to accept the offer. Although their services are FREE, ancillary costs (i.e., dumpster) will be borne by the homeowner. This is all in effort to ensure BTH is a safe and healthy place to live and visit. There has been and will continue to be people driving around and taking pictures for places for purposes of (a) identifying properties that may benefit from the committee's services, and (b) providing pictures to showcase the nice properties that are in our community, so don't be alarmed. Please work with us and, together, we can be proud of BTH!!!! Thanks in advance!

\*\*\*\*\***SPREAD THE WORD! GET THIS OUT!**\*\*\*\*\*

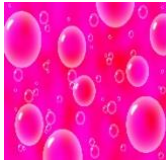
**BTH IS TAKING APPLICATIONS FOR THE FOLLOWING POSITIONS: Guards and Maintenance Applications are on BTH website or in the office and must be turned in to the office.**

**Maintenance Department General Duties:** Check Equipment and Perform Preventative & General Maintenance; Mow and Weed Eat Common Grounds; Maintain Bathrooms and Roads, and Buildings; Assist with Sewer Plant; Perform Snow Removal; other duties as requested.

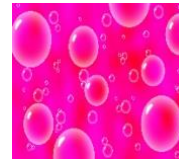
**Guard Shack General Duties:** Receive & log incoming packages and notify residents; take pump out requests; Ensure valid entry of vehicles and assess fees accordingly for ATV's & UTV's; maintain the visitor log, emergency vehicle log, keep work environment clean, accept fees for ice.

## ***Update on Cruisin' around.....***

We spoke about ensuring each and every person is safe on the roads. It seems there has been some movement on this, but it is hard to gauge given it was right after a holiday weekend. Still some are riding very fast and driving recklessly. The area by the office and the maintenance building as well as other areas with larger areas as not spaces for people to test there skills for doing donuts. We recently had an incident in which this resulted in a bad ending where the 5x5 didn't fare well and, fortunately, the riders were okay. This type of activity shouldn't be happening as it endangers other people and properties. Remember, as a homeowner, you are responsible for the damage resulting from these actions. You can reference Article 6, Section 14 of the Covenants: "... all property owners that allow their visitors, or themselves, to do damage to the roads or property will be assessed a fine to cover the cost of repairs to the roads or property." *Let's remember that we want everyone to be safe.*



## **Bath Houses**



Apparently, taking the shower heads and wiping fecal waste on the walls seems to be thing with some. It's quite sad that there are some in our community that seem to get a rise out of this type of behavior. Please speak to those you know and stress the importance of having respect for the property that others in our community use. Additionally, this is a health issue. Sometimes it does take a tribe to raise the family.....let's turn into the tribe and start instilling a little bit of pride and respect. If you have ideas, we are open to them.

## **!!MDNR/Benton County Health Dept. Meeting!!**

***Thursday, August 3<sup>rd</sup>, 6:00 – 8:00 pm CST***  
***CALL IN: 319-572-2143***

Representatives from Missouri Dept. of Natural Resources and the Benton County Health Dept. will be at the Community Building to discuss the current situation of Bent Tree Harbor's compliance. This is your chance to hear the facts straight from those that are enforcing the compliance and implications of non-compliance. If you have specific questions, please submit to [BTHTrustee@yahoo.com](mailto:BTHTrustee@yahoo.com) to ensure they are covered in the discussion.

*Make a Difference...*

## **Join a Committee!**

Committees are currently forming and we need volunteers. If you are interested in joining, please contact the office. Below are the committees we are aware of, if you know of others or want to create another, please email us at [BTHTrustee@yahoo.com](mailto:BTHTrustee@yahoo.com).

- Environmental: Dan Harman
- Bylaw Committee
- Fundraising Committee
- Community Group for the Betterment of Bent Tree Harbor (Lot Clean Up)

## ***July Facts – Who Knew???***

- The name July was named after Roman general Julius Caesar;
  - July is the Summer season in the northern hemisphere and one of the warmest months;
  - July in the southern hemisphere is one of the coldest months; and
  - Early July, historically is called the 'dog days of summer' because it's the begging of the hot summer days.
- July 11: International Town Criers Day
  - July 17: World Emoji Day
  - July 22: Spooner's Day
  - July 23: National Day of the Cowboy
  - July 27: Take Your Houseplants for a Walk Day