



Bent Tree Harbor

Informational Update

Issue 4 – August, 2023



Let's start off with the !!!!!!

The meeting with MO DNR & Benton County Health Department went great! There was a lot of information that was provided. Some seemed to be a bit contradictory and may be out-of-scope for their jurisdiction; but, hey, we'll work through it with the attorney. We have put the AOC on the facebook HOA information page and forwarded to the attorneys. The trustee's are looking forward to seeing questions and concerns coming in to the BTHTrustee@yahoo.com mailbox to allow us the opportunity to present them to the attorney's.



Plenty of events on Saturday!

- Breakfast at the Community Center from 7 – 10:30 AM:
 - *The full deal: ham, scrambled eggs, hash browns, French toast sticks, coffee and oj!



The Following events will fund the Sewage/Wastewater Plant....THANKS!

- Starting at 10 AM
 - *50/50 pot
 - *purchase raffle tickets: \$1 and \$5. Raffle will occur after the poker run
 - *Poker Run: \$10 per card
- Start time will be around 2:30 ish
 - *Cornhole Tournament at Steve Leatherwood's (corner of Bent Tree and Foothill Lane)
 - DO NOT PARK IN THE GRASS
 - *Buy-in: \$10 per person
 - *double elimination
 - *Food available
 - Pulled Pork sandwich with chips \$5
 - Hot dog with chips \$3



GRANDS PRIZE to winner will be a set of custom cornhole boards.....gotta' say.....they are pretty SWEET!!!!

Helping



Hands

There are shelves installed in the foyer of the Community center where you can drop off non-perishables for those in need. Canned good, dry goods, etc. are good items. As people need something, they can just go there and grab what they need. Please consider contributing if you are able.

Community Group for the Betterment of Bent Tree Harbor

THANK YOU to everyone that has taken the initiative to show some love to your property! It is greatly appreciated and the improvements are being noticed! There have been several comments received related to the number of lots that have been improved upon. It's amazing that a group of ten people (that's how many are on the Committee) can make such a difference by working with the homeowners through an approach that is done with the best interests

of the community in mind. But, remember, this arrangement is a two-sided deal. So, to the homeowners that have worked with the Committee: Thank YOU for being willing to understand that their efforts are truly aimed at the betterment of our community and not directed at any one person intentionally. Everyone gets lost in the day-to-day chores and they know that. With that being said, the Committee would like to let you know that if anyone is in need of help with removing something feel free to reach out them as they may have resources that you can reach out to for assistance. Please note that the Committee is not the horse....of course the job they have may make some think they are the back end of the horse 😊....but they do have numbers of those that can provide that horse power! Grab a pen or store this in your phone: **660-556-0132**.

Also, for those that are not familiar with the Committee, it might be useful to understand what they do. First, they identify properties that are not in accordance with our bylaws and have violations e.g., trailers that not inhabitable, vehicles/boats that are not licensed or not running, lots of stuff that is laying around which creates a haven for rodents, etc., grass/weeds that are overgrown, and trash, etc.. They take pictures....no, they don't come on to your property but they do get the property information from the pole. At that time, they discuss the actions that need to be taken and a letter is sent out from the Trustees. At that point, the recipient has essentially 21 days from the mailing of the letter to make improvements as the Committee will then swing by to check on the progress bi-weekly. If, within 45 days, significant improvement has not been made then the homeowner will receive a fine. Each month a graduated fine will be assessed if there is no improvement on a monthly basis until the situation is remedied. Wow!!! That IS A LOT.

Okay, there's always a BUT....

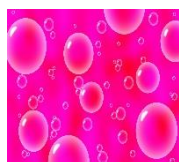
BUT, if there is valid reason that the homeowner is not able to address the issues, the Committee is more than willing to discuss your situation and will work with you. Don't forget that, please. So, again, grab a pen or store this in your phone: **660-556-0132**.

We would like to make note that we need to continue moving forward with improvements. Those of you that are scrappers, you need to scrap neatly and removal needs to be **out** of BTH and not just relocated to another location within BTH. It's a definite eyesore and there are many discussions around the continuation of this type of activity. More to come on that subject.

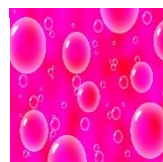
Cruisin' can be a bruisin'!!

Although the situation with the erratic driving has calmed a bit, we still have some people that are going a bit crazy and doing things that can cause harm to them, their passenger(s), others, and property. It's been previously stated that the homeowner is responsible for these actions to include repairs of damage to BTH property. Please, have a chat with your family and others to ensure they are driving safely on the roads of BTH.

THIS IS WHAT WE DO NOT WANT TO SEE!!!!



Bath Houses



Well, there has been no progress on the Bath Houses. It's completely amazing to see what people come up with. Toilets are being destroyed, JELLY....yes, JELLY, is being spread on walls, shower heads are still being broken or stolen. Needless to say, there will no longer be replacements for the shower heads. Last year alone, 50.....that is FIFTY shower heads were purchased and replaced. You may want to purchase a shower head and put it in your bag if you are wanting to use one when you shower. I still say that it takes a tribe to raise the family....let's turn into the tribe and start instilling a little bit of pride and respect. Again, if you have ideas, we are open to them.

Notes and tidbits:

- **REMINDER:** There will be no September Informational meeting due to the Labor Day festivities and the *October Monthly informational meeting will be held the first Saturday at 9 a.m.* 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 Trustee meeting **will be on Saturday morning, September 9th at 10 a.m.** If you would like to be on the agenda, please reach out to the office.

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 owners only. Please do not share the information shared on the HOA site to any public forum. We have received requests from those 'outsiders' to join the HOA page....unsuccessfully!. Also, if there is something that you'd like to post just let the office know, send an email to BTHTrustee@yahoo.com, or send a pm so your content can be added. Additionally, any input is welcomed and greatly appreciated!

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.

August Facts – Who Knew???

August 1, 1981: MTV went on air and broadcasted their first clip, 'Video killed the Radio Star'.

Every atomic bomb was dropped in the month of August.

August 10th is National Lazy Day.

August 13th is International Left-Handers Day.

August 17th is when the CAT NIGHTs begin, harking back to a rather obscure Irish legend concerning witches; this bit of folklore also led to the idea that a cat has nine lives.

August 25th is Kiss-and-Make-Up Day.

August 21, 1911 on that quiet Monday morning, outside the Louvre in Paris, three men were hurrying out of the museum. Later it was discovered that the famed masterpiece, the 'Mona Lisa', painted in 1507, was stolen. It was recovered 28 months later when those same three men were trying to sell it. Today, they say that painting is worth \$850 million!!!!

Goat yoga originated on an animal therapy farm in Covallis, Oregon in August 2016.

In a regular year, no other month starts on the same day of the week as August.

Quotes:

"August is a gentle reminder for not doing a single thing from your new year resolution for 7 months and not doing it for the next five."

...Crestless Wave