



Bent Tree Harbor

Informational Update

Issue 5 – September, 2023



Let's just GET TO THE POINT!!!!!!

The Trustee's know you are itching to know what's been going on since April and they have some news for you! Here's a preview of what is in store for the October Monthly Informational Meeting.

Y'all better sit down for this one!

- Bent Tree purchased three properties at the tax sale.
- Payments for Dues
 - There will no longer be an automatic option for payment plans.
 - Options are being researched for payment via credit card.
- It has been identified that there are several homeowners that have not been invoiced for dues with no recorded information/explanation in the file explaining why and no agreement signed granting this action. All of these identified accounts will be invoiced this year for the current amount due as well as any past amounts due.
- For the 2024 year, no stickers will be made available to any member that is on the same deed of a property that has not paid dues.
- There will be additional existing cameras installed around the maintenance buildings, treatment plant, and bath houses to identify those that are illegally entering the maintenance buildings, the treatment plant (and turning the pump off) and damaging the bath houses. Those identified will be called out by name to the community and will be treated to the full extent of the law, as applicable.
- A new lift gate will be installed at the Security entrance. Currently, the generous donations have been provided by of \$1,881, as follows:
 - \$1,000 Ted Kuhlman
 - \$200 Mark and Dusti Bysor on behalf of Nee Nee's Restaurant
 - \$500 Rivers End Motel and RV Park
 - \$100 Eddie Stoner
 - \$81 Anonymous
- Maintenance Dept:
 - Road grading, ditch work, and work on culvert pipes have been started in the last 2 weeks. (more info below)
 - Safety Meetings are taking place with the employees.
 - There is now a regular maintenance schedule for the equipment.
 - A new mechanic has been employed.
 - The crew is catching up on maintenance requests of which, some, date back two or more years.
- Rick Snow is researching the cost of a newer pump truck and tractor for budget estimating in 2024/2025
- The office is now offering direct deposit of payroll which has minimized paper checks.
- AOC conversations with the Attorney (described below).
- Entry to Bent Tree being enforced:
 - Any property owner that enters BTH that does not have a sticker will be checked to ensure dues are paid prior to being allowed entry. They will need to go to the office to get a sticker.
 - Guests that enter without a guest pass or are not on the list as a guest will not be allowed entry until the homeowner either calls the guard shack or comes to the guard shack to get their guest.
- A CPA has been engaged to review and address the books so we can get to the point of being able to provide the long asked for audit. At this point, discovery on the level of effort is underway.

!!! SCOOP ON THE POOP !!!!

A topic that is near and dear to our hearts???? Ha! Not quite, and although not near the heart it is definitely that 'daily constitution', as my father called it, that we must have lest we experience a major back up!

There were no questions submitted to the BTHTrustee@yahoo.com mailbox related to the AOC to be submitted to the attorney, so the Trustee's took the information from the meeting and shared that with the attorney and received initial feedback. Below is a brief summary of what was shared and the Trustees will expand more on each during the October Informational Meeting, which, by the way, may run a bit longer than the normal one hour due to the amount of information that will be shared.

- Are the following items within the purview of the DNR: lot sizes, designations of lots (e.g., camping, multi-purpose, etc.), use of lots, and permanent structures, etc.?
- If BTH is going to build out, either a new or updated plant, then why the restriction on holding tanks?
- A septic system approval has historically been done based on the actual ground that it is to be installed on

and is based on the soil samples and perc rates associated with that land so, how can a blanket statement be made of an "x" number of acres are required?

- If homeowners do not have the correct size of holding tank, and if that tank is in good operational order, can the homeowner simply add another tank and tie into the existing tank?

The hopes are that we will have the final list of responses to the AOC prior to the October meeting in order to share it with you, the members of our community. Per discussion with the attorney, BTH will provide The Mo DNR with a summary of our rebuttals and request them edit the AOC for our review. By doing so, this prevents us from negotiating against ourselves. (Some would call this Negotiation 101 class.) When closer to a more final agreement, the attorney will then provide proposed final language. Then.....it's the VOTE.....

The Cycle is starting, and it is time to PREPARE

Fall is near and those leaves are going to hit the ground. That means the ditches are going to be full and they will be blocking the culverts. If they aren't cleaned out and maintained, when Spring arrives, the roads are going to have a lot of damage due to run off.

As a reminder, the ditches and culverts are the responsibility of the homeowner to keep clean and maintain. That means no leaves or trash in your ditches and no clogged culvert pipes. If you need a culvert, reach out to the maintenance department before you buy and they can help you determine the correct diameter and gauge needed for your particular site location. Bent Tree will install it at cost.

Also, please note that if there is damage to the roads due to lack of maintenance on your part, the homeowner will be responsible for the costs to repair the damage to the roads. Please, let's make this a priority.

VOLUNTEERS NEEDED/VOLUNTEERS NEEDED/VOLUNTEERS NEEDED

It is nearing the time that we are going to need volunteers to assist with stuffing envelopes for the annual dues mailing. The more the merrier! If you can donate even an hour of your time, that would be great! Dates and times will be posted later. In the meantime, if you are willing, please let the front office know and put your name on the list along with your phone number

Thanks in advance!!!!

FREE FREE



Don't forget about the CPR Training on Saturday, September 30, 2023 in the community building. There are two sessions that are 2 ½ hours in duration and each session will hold 8 people. Steve Leatherwood was able to get the person that provides the training for Every to donate her time to provide this training for our Community. Let's make a good show for her and make the trip worth her while. At this time we have openings for:

- 9:30 session: 3 openings
- 1:00 session: 5 openings

If you are interested, please go out to the Bent Tree Harbor HOA page and sign up. It is listed as an event.

LABOR DAY

Fun was had by all!!!!

Once again, the Jeffries/Lillis team and volunteers pulled off a doozy of events!

Thanks also goes out to the Leatherwood/Lombardo team that pulled off the Cornhole tournament and to Debbie Cosper for the wonderful cookies and brownies!

The "Breakfast Ladies" had a great turnout as well!

Rick Snow started up a "ball in a bucket" challenge, (I think he dreamed it up!) and it was a HIT (get it?)

NOW the CASH \$\$\$\$\$\$\$\$ Totals!!!!



\$684 to the wastewater plant



\$135 – 50% to raffle/50% to BTH



\$180 to wastewater plant

LABOR DAY

Helping



Hands

HELPING HANDS IS EXPANDING

As with any program that is successful, expansion is imminent! The Helping Hands is a prime example of that. It started out with providing food staples for those that are in need or are just missing something and need to get it quick. The goods fly off those shelves and it doesn't appear that anything is not needed or wanted. For those that have donated...THANK YOU!!!!

NOW THE GREAT NEWS FOR THE EXPANSION:

It's now going to include clothing and small household items! Gently used clothing will be welcomed and household items are welcomed. Please ensure that the clothing is cleaned, and all items are operational. Currently, just hold on to those items as the ladies are getting the space ready. Once all is good to go, a post will be sent out as to where and when you can start delivering your trove of items! What an awesome idea!

Community Group for the Betterment of Bent Tree Harbor

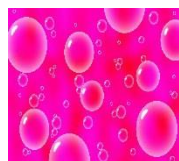
Keeping up the good work! That's exactly what this group is doing and making some great progress. Everyone is noticing and there are many comments coming in stating that there has been a significant uptick on the properties being addressed. Thanks for all you do and thank you also for handling the grief that sometimes comes your way!!!!

To the community, please note that assessments are now being applied to those properties that have not addressed the letters received regarding the improvements needed to be done to their properties. The trustees have received some phone calls from members that are allowing family members or others use the property and are upset about their situation. It has been explained to them that they, as the owner of the property, have the responsibility to ensure that whoever it is they allow to inhabit the premises must abide by the bylaws and, ultimately, the member is financially responsible for any assessments. The member has the responsibility to work out how they will be reimbursed. On a more pleasant note, some have called and requested additional time and the team has been more than willing to work with them. GREAT JOB and KUDO's TO YOU! That's teamwork and getting the job done the RIGHT way!

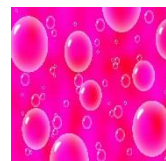
*******The short of the story: For those that have received notification, please start cleaning up and if you need to talk to someone about some extra time, do so soon in order to avoid an assessment being applied to your property.**

Staying Safe on the Roads

The Labor Day weekend appeared to be void of any life flights or wrecks on the roads. That is great news! Although there were some dirt bikes that were, let's say, thinking they were in a race to death, they were lucky and didn't hurt themselves nor anyone else. There will be a time when their landing place will be located. Someone out there is aware of who is being referenced. Do the community a favor.....have a quick chat with them and ask them to slow down!!!!



Bath Houses



Well, there hasn't been a PB&J wall lately, but there have been some exploded toilets and it appears that some like to see water run continuously. It's crazy.....What can one do?

- **REMINDER:** *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 immediately follow the Monthly Informational Meeting.

Facebook Page: Bent Tree Harbor HOA Information

Don't forget to sign up 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.

September Facts – Who Knew???

- September is a popular song by Earth, Wind & Fire.
- September was also traditionally the month when Anglo-Saxon people harvested their barley. That's why, in centuries past, September was known as the Barley Month. (I'll drink to that!!!)
 - September 5th: National Cheese Pizza Day
 - The 11th of September is a day of remembrance for the terrorist attacks on the U.S.
 - September 19th: International "Talk Like A Pirate Day"

History

- **September 5, 1774:** The 1st Continental Congress was called to order. Comprised of delegates from all 13 American colonies, it served as the governing body during the American Revolution, from 1774 to 1789. Two years later, on September 9, it changed the name of the United Colonies to the United States.
- **September 22, 1862:** President Abraham Lincoln issued the Emancipation Proclamation, which ended slavery in the territories held by the Confederacy, effective January 1, 1863. In spite of the ruling, the Civil War would not end for another year and a half after that.

Quotes:

“The most important thing is to live a fabulous life. As long as it's fabulous, I don't care how long it is.”

— Freddie Mercury born September 5th