



Bent Tree Harbor



Informational Update

Issue 6 – October, 2023

~BOO!~

Q: Why do vampires have a hard time making friends?

A: Because they are a pain in the neck.

General things to make note of:

- **MAINTENANCE DEPARTMENT:**
 - The **maintenance team** is making GREAT PROGRESS on the roads! Remember, this is a process. What you see when they start is not the finished product. Be patient and hold those phone calls until you see the end result.
 - The pump truck is down and will be up and running soon. For now, remain constipated and we'll let you know when you can let loose!
 - Research for pump truck cost with a 2,000 capacity is between \$70k and \$140K used. The hopes are that other options are available that will provide BTH with a second truck at a lesser amount and we can include that within the budget for the plant and capitalize the cost out. Stay tuned for more information as we move forward with the DNR discussions.
 - The water leak in the community building has been fixed,
- **Payments for Dues**
 - There will no longer be an automatic option for payment plans.
 - Payment by credit card will be allowed and a transaction fee will be applied.
- **DUES NOT INVOICED.** Several homeowners have not been invoiced for dues and have 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.
- **STICKERS.**
 - For 2024, stickers will be available to a member that is listed on the deed of a property that has paid dues. Guest passes are available for those that are not listed on the deed. Stated another way. If a member has not paid dues, the member will not receive a sticker and will not be able to receive guest passes.
- **SECURITY LIFT GATE:** The automatic lift gate is ready to be installed at the Security entrance. At this point, the services are being donated so the cost will be minimal! THANKS TO EVERYONE!
- **OFFICE.**
 - Direct deposit of payroll is up and running.
 - Invoices for 2024 dues will be processed this month.
 - Analysis of cost increase of expenses i.e., gravel, utilities, insurance, etc. is in process. Let's make it real simple. The economy has been nothing short of a POOP show. It used to be that you could go the grocery store and spend \$100 for food that would last for quite some time. Shoot, not today.....you maybe get two bags and who knows how long that will last. Guess what???? That carries over to BTH operating costs, as well. The office is working hard to provide transparency to you through combing through the accounts to segregate costs. This will not only provide you with a clearer picture but will also provide the CPA the needed information to make adjustments that provide an easier read and analysis for the financials.
 - **Collections \$\$\$\$\$\$.** If you are behind on dues, don't be surprised if you receive a phone call. Please be respectful when you do. Although we know people do have hardships, BTH still has obligations to meet and that is what the dues are used for so PLEASE PAY. There really shouldn't be any reason why a phone call should be made for dues ***which break down to \$15 a month. per lot*** for the first lot. Basically, **two hours of labor spent trying to collect it totally wipes out one month of dues.** Please think about the strain that is put on the rest of the members when payment is not made when due.
- AOC conversations with the Attorney (described below).

!!!! SCOOP ON THE POOP !!!!!

Good news was shared at the October informational meeting related to the response from the DNR to our 'asks'. Last month, we mentioned the below items of concern and we now have added an update:

- ***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.?***
 - ***UPDATE: As it relates to BTH, when National Development initially worked with National Development***

the MO-DNR was presented with the plats for BTH and those plats listed the lot sizes, the designation of the lot (camping, multi-purpose, or commercial) as well as the restrictions associated. So, this is not an issue of 'something within their purview; rather, this is how the developer planned out the property. Therefore, the license was issued based on how the plats were recorded.

- ***If BTH is going to build out, either a new or updated plant, then why the restriction on holding tanks?***
 - ***UPDATE:*** *The response mimics the above response. The restriction was per the developer was recorded as such. Given a camping lot was initially intended to be only for temporary lodging, tanks were not considered nor allowed for these properties.*
- ***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?***
 - ***UPDATE:*** *MO-DNR is sticking with the 5-acre requirement for septic tank installations. Anything other than that will need to be exception based. This is due to the geological testing that MO-DNR had completed.*

We received the response from the MO-DNR the Friday prior to the October informational meeting. Highlights:

- **CAMPING LOT DEVIATIONS APPROVED:**
 - Existing Lots that currently have tanks and permanent structures will be able to maintain the status as it is today and will not be required to remove the structures or the tanks upon resale of the property.
 - Conditions:
 - Any current lot with a tank with less than the minimum 1,000-gallon capacity will be required to meet the 1,000-gallon capacity.
 - No additional tanks can be added apart from upgrading to the minimum requirement of 1,000 gallons.
 - No further permanent structures will be allowed on the property.
 - All lots that are clustered (more than one lot together) will be required to have their property surveyed and recorded as such.
 - Grey water pits are prohibited.
 - Within 60 days of the signing of the AOC, BTH is required to submit a listing all homeowners that are subject to the Camping Lot Deviations that lists the lot/block/plat number(s) impacted and identifies all deviations (e.g., permanent structures, tank(s) and capacity)
 - The by-laws will be amended to state the requirements associated with the Camping Lot Deviations. These will be approved by the DNR and will not be voted upon by the members of BTH.
- **SEPTIC TANKS:** DNR is holding on the 5-acre minimum requirement.
- **NEXT STEPS:**
 - There was a meeting with MO-DNR to discuss the response received. The trustees did research on all multi-purpose lots within BTH and determined the methodology used to arrive at the 15,000 square foot requirement was as simple as being the smallest multi-purpose lot within BTH. With that, further discussions around the camping lots being clustered were brought up in order the ability for those in process of or planning to have a holding tank or permanent structure would be able to do so. That conversation went well and the outcome positive and they would support it. The outcome of that conversation was positive.
 - There was an extension for the signing of the AOC. The desired date was early November; but, due to BTH processes for voting that needed to be adjusted. The plan is that once we get the final disposition for the AOC voting will be within 45 days of that. Dependent on the outcome of that vote, we'll know BTH's future.

Although BTH didn't get everything requested, BTH did make some ground that was good for the community. MO-DNR is very pleased with the pace at which BTH has moved forward along with the positive test results that have been received. We, as a community, need to remember that it is IMPERATIVE that the relationship with MO-DNR remains positive and that we have trustees in place that have the know-how to manage the relationship and meet the requirements.

FALL means cleaning those ditches and CULVERTS!

FALL is pretty dang close. 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 purchase 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 and the annual meeting mailings. 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 but the annual dues will be mailed early November. 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.

Helping



Hands

HELPING HANDS IS EXPANDING

The space is almost ready! Keep saving your items and we'll let you know when you can drop off gently used clothing and small household items! Please ensure that the clothing is cleaned, and all items are operational. Remember, hold on to those items as the ladies are getting the space ready.

Community Group for the Betterment of Bent Tree Harbor

Last month it was mentioned that assessments were being applied to those properties that have not addressed the letters received. Calls have been coming in from some that were, well, we'll say 'disgruntled'. Obviously, the message that was shared along with the letter wasn't taken very seriously.

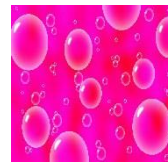
NOTICE: Keep your eyes open!!!! ALL properties are being monitored!!!! If you have received a letter-you need to clean up your lots and continue cleaning your lot. If you stop making progress with cleaning your lot, you will be fined. It would be wise to contact the committee and let them know of any obstacles that are hindering your progress.

Remember, you as the owner of the property, have the responsibility to ensure that whoever you allow to inhabit the premises must abide by the bylaws and, ultimately, YOU are financially responsible for any assessments. The member has the responsibility to work out how they will be reimbursed.

Thanks to the many of you that have acted on the letter and to those that regularly maintain your lots and don't get letters. It sure looks a lot nicer!



Bath Houses



The Choctaw bath house now has hot water! All is ready to go. As for the bath house near the maintenance building, it appears that someone is trying to combine their efforts of art with graffiti and spelling of foul language. We'll need to repaint the building to get everything covered.

For those aspiring artists, please take note that cameras are being installed very soon. You may want to learn how to make yourself invisible.... like a ghost!



NOVEMBER:

- There **will not** be a Monthly Informational Meeting.
- The Trustee Meeting will be held on the first Saturday of November at 10:00 am. If you want to be on the agenda, please contact the office with the information.

DECEMBER:

- The Monthly Informational Meeting will be on the first Saturday at 9:00. There will be some goodies to celebrate the holidays for those that attend.
 - The Trustee Meeting will follow directly after the Monthly Informational Meeting
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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.

October Facts – Who Knew???

- October 2nd is International Coffee Day.
- October 8th is National Kick Butt Day.
- October 15th is National Grouch Day.
- October 29th is National Cat Day.
- The world's largest beer festival takes place every year in the Bavarian region of Germany. This traditional gathering is so popular that over 6 million visitors consume over 7 million liters of beer each year.
- October 31st is Halloween!!!!
- For all of you Big Mac fans.... The very first McDonald's restaurant in the UK opened its doors on October 1, 1974.

History

- Christopher Columbus landing in the Americas on October 12, 1492.
- The Great Chicago Fire occurred on October 8th, 1871, destroying the city and leaving 100,000 people homeless.
- October 1886 France gifted the US the iconic Statue of Liberty



Halloween Night when The witches Run



THERE WAS AN OLD WITCH, BELIEVE IT IF YOU CAN,
SHE TAPPED ON THE WINDOWS, AND SHE RAN, RAN, RAN.
SHE RAN HELTER SKELTER WITH HER TOES IN THE AIR,
CORNSTALKS FLYING FROM THE OLD WITCHES' HAIR.

SWISH GOES THE BROOMSTICK, MEOW GOES THE CAT,
PLOP GOES THE HOP-TOAD SITTING ON HER HAT.
"WHEE," CHUCKLED I, "WHAT FUN, WHAT FUN!"
HALLOWE'EN NIGHT WHEN THE WITCHES RUN!

RATTLE GO THE SKELETONS, RUNNING DOWN THE LANE,
AND A SPOOKY TREE TAPS THE WINDOW PANE,
"WHEE," CHUCKLED I, "WHAT FUN, WHAT FUN!"
HALLOWE'EN NIGHT WHEN THE WITCHES RUN!

JANGLE OF THE RUSTY CHAINS, THE MONSTER DRAGS ALONG,
AND BATS GO SCREECH FOR THEIR HALLOWEEN SONG,
"WHEE," CHUCKLED I, "WHAT FUN, WHAT FUN!"
HALLOWE'EN NIGHT WHEN THE WITCHES RUN!

WHAT DO SKELETONS SERVE AT OCTOBER DINNER PARTIES?

SPARERIBS (Slap the knee!)