

GEORGENE SUBDIVISION IMPROVEMENT ASSOCIATION
2024 SUMMER

NEWSLETTER

We have circled the sun again. This past year has gone by so quickly, as it tends to every year. This year has brought with it many changes in our neighborhood. We have had some losses, people moving and blessed to have new neighbors. If you have moved from another state and trying to figure out Missouri weather, don't bother; it does its own thing. And, you probably noticed, the meteorologist is usually wrong. Not their fault, it's just Missouri. With our new neighbors, there are children and more grandchildren; which we love seeing and hearing them doing kid things.

The Board of Directors wishes all the best to our neighbors throughout the year. Keep your American flags flying high! Now, on with the fun stuff:

OUR ANNUAL MEETING IS SCHEDULED FOR AUGUST 31, 2024 @ 9:00 A.M. AT THE PAVILION. DOCK OWNERS MEETING TO FOLLOW IMMEDIATELY AFTER.

SIXTH ANNUAL FISH FRY

The Annual Fish Fry Potluck is scheduled for September 21, 2024 @ 5:00 P.M. at the Pavilion. A signup sheet will be available at our annual meeting for covered side dishes. Fish, pulled pork, and dinnerware are provided.

VOLUNTEERS

We still have five board members currently serving. All five of us volunteer our time for our beautiful subdivision. The Board of Directors is elected by our members. Our job is to make sure things run as smoothly as possible; trying to see what we can do for the betterment of our community. Not only do we have board meetings, but we are also in constant communication with each other. If you are interested in becoming a board member, please step up at our annual meeting. We always need volunteers. Anything you can do is greatly appreciated. Due to the lack of volunteers, we have had to hire a lawn service. They are doing a great job, but is a blow to the budget. We want to give a huge THANK YOU to Matt Ainsworth, Curt Hutcheson, Lori Ballard, and Andrew Hathaway for stepping up and helping out on some tough jobs. If I don't mention your name, I apologize – You are a God send!

ROADWAY SAFETY

We continue to have issues with speeding vehicles. With more children in our neighborhood, this is a major safety concern; as it also is to walkers & joggers. Our kiddos also need to learn road safety. We ask that those bikes & scooters stay off the docks. Do not rudely block the roadway. They need to be kept open for everyone; including emergency services. As always – phones down.

HAZARDOUS CONDITIONS & LIABILITY

If issues arise concerning common areas, docks, and any other property owned or managed by the Board of Directors, we have a responsibility to assure the safety of each. Once we are notified of the issue, the B.O.D. will correct the situation as swiftly as possible. This includes unsafe conditions which could foreseeably cause damage or injury. An example of this could be an exposed electrical wire or cord on one of the multi-slip docks. Please understand if we ask you to remove something that is unsafe. Mid County Fire dictates rules for dock electrical safety conditions.

FISCAL FINANCIAL REPORT

The Association fiscal year begins August 1st. The books have to be audited annually. The Board of Directors is *"To have the books of the Association audited annually by two (2) non-board members."* (Refer to Article 9(g) of the By-Laws). Last year the 2023 fiscal year was audited by volunteer HOA members Brian Perley and April White. Thanks to both of them. We need two volunteer members to do the 2024 audit. Contact HOA treasurer Chris Hansen if you can assist with the audit.

ANNUAL DUES

The annual association dues statements are coming due on or before September 1st and will be considered delinquent if not paid. NO partial payments will be accepted. Delinquent dues will be charged a late payment penalty of \$25 per month starting October 1st. (Refer to Article 10 & 18 of the ByLaws). If you don't receive your dues statement before August 1st, please send us an email to GeorgeneHOA@Gmail.com to inform us of that and please include your name, subdivision property address, mailing address & phone number.

PAVILION USE

If you would like to reserve the Pavilion for a private function, please contact a Board Member. There is a \$100 deposit. If the Pavilion is cleaned up after the function, your deposit will be returned to you.

BOAT TRAILER PARKING

Boat trailers parked in the common area MUST have the **owner name** AND the **Georgene address** clearly labeled/imprinted on the trailer. If a trailer doesn't have the required info, it could be towed away at the owner's expense. The Association assumes no responsibility or liability for trailers damaged or stolen from the designated common area.

BOAT RAMP

The deteriorated boat ramp was finally addressed & fixed. It desperately needed the cracked concrete busted out and replaced with new reinforcing rebar & concrete. The up & down lake levels posed a slight problem when scheduling the work, but all went well during the job. The boat ramp is for ASSOCIATION MEMBERS ONLY and their guests. Each property owner was provided a gate key which is the property of the association and must be surrendered upon demand to a Board member. A charge will be assessed for duplicate keys made. Association members NOT in good standing are prohibited from using the boat ramp. A porta-potty is available during the summer near the boat ramp.

DOCK SLIP USAGE PERMISSION

If you are renting/using a boat slip owned by another HOA member, we ask that you provide in writing the Dock and Slip information with signatures from both the owner and permitted user granting permission for this use. This is just for clarification if any question arises.

SWIM PLATFORM SEARCH STATUS

The board has not received any reasonable bid to replace the 12'X16' swim platform which was lost from the swim area near Dock C (Sandy Beach area). Members are encouraged to continue the search for a replacement.

VRBO-AIR B&B

According to Georgene Subdivision ByLaws (refer to Article 23), *"No owner of any lot or portion thereof shall use same or permit the use of the same directly as a site or place for the conducting of any business for gain or profit without the consent of the directors."* In an effort to maintain peace & tranquility here and to prevent what is perceived as a nuisance, the Directors do NOT allow for any VRBO or AIR B&B operation.

COMPLAINT PROCEDURE – SUBDIVISION SAFETY ISSUES OR BY-LAWS VIOLATIONS

Article 3 of the ByLaws provides that members of the Association shall abide to the ByLaws AND *"must comply with all local, county and state ordinances, codes and statutes."* We all should want a safe and healthy community to reside in. It comes down to RESPECT YOUR NEIGHBOR. However, if a member finds it too difficult to approach his/her neighbor to resolve a matter, there is a procedure built in Article 17 of the ByLaws. Any member may request the Board to take action regarding a violation of the ByLaws. The request MUST include specific information such as naming the person(s) involved, location, description of violation and any other pertinent information.

The request MUST be written, signed & dated, and presented to the HOA Manager or a Board member.

NEW GEORGENE SUBDIVISION WEBSITE

Many HOA members utilize one or more social media networks such as FaceBook to interact and discuss issues of the Georgene Subdivision. Even though the Georgene Subdivision Board of Director really has little control regarding the use of such networks, we ask that our members be respectful when posting their comments.

We would like to announce that your Association Manager Ellen Hickman created our first ever website. She spent many hours developing this website and we appreciate her effort. You can find this newly active website at **GEORGENESUBDIVISION.COM** Please check it out!!

CURRENT BOARD OF DIRECTORS & CONTACT INFO

GEORGENE SUBDIVISION IMPROVEMENT ASSOCIATION
USPS Mailing Address: 222 Violet Rd, Camdenton, MO 65020
Official Email Address: GeorgeneHOA@Gmail.com

Ellen Hickman – HOA Manager / Board Member

Debby Raithel – HOA Secretary / Board Member

Chris Hansen – HOA Treasurer / Board Member

Eric Alderson – Board Member

Martha Nickelson – Board Member
