

An Affordable Recreational Community



September 2009

Fall 2009

Fall Edition

Community *Sat* Garage Sale *10th*

A Community Garage Sale is planned for ~~Monday, October 12,~~ *10th* 2009. Several Eagle Bay Owners have signed up to join in. Each individual owner will have their own sale at their location. If you join in the cost is \$7.00 for advertising and signs. Flyers will be placed in Cole Camp, Lincoln, Warsaw and locally as well. There is still time to join in. If you are interested call the office 660-668-4481.



Collections

The Collection Agency, Martin, Bova, Thomas that Eagle Bay contracted with is making great strides in locating and collecting from the delinquent lot owners. This will not only benefit the POA, but a portion will be collected for Special Assessments which will be determined later how to be used. Remember if your Assessment Dues are unpaid you will get a letter from the Collections Agency.

ATV Curfew

The week night curfew for ATV's is 9:00 p.m. Please be considerate and park your ATV by 9:00 p.m. or earlier. There are small children in the subdivision who have to get up early to meet the School Bus. These little guys and gals need their sleep.



Swimming Pool

The swimming pool has had a good season and will close right after Labor Day weekend. The Eagle Bay Manager chose to have the pool drained, cleaned, the caulk redone and the crack resealed before opening this year. The pool was then filled with clear water, which made it so much easier to get the chemicals leveled out without using a lot of chemicals. Holly Powell with the help of the Manager had kept the pool in excellent condition this year. THANKS HOLLY.



Lakeview Heights

Volunteer Fire Department

The local area has an excellent Fire Department staffed by volunteers. The Fire Department is tax based so we all pay taxes for the service. Just remember all those guys and gals who come to put out fires, help with medical emergencies or accidents on the highway are volunteers. They are spending their own money on vehicles and gas and their time to help our community. Lets give them a big THANK YOU when we see them out and about.

Eagle Bay POA Audit

An audit of the 2008/2009 Financial Statement will be scheduled for the end of the fiscal year. The company will be determined by the Developer and the Board of Directors at that time.

Goodbye to Marvin Sammons

We say good-bye to a long time Eagle Bay Owner and contributor of his time and efforts at Eagle Bay. Marvin served many years on the Board of Directors and helping in any way he could and wherever he was needed. Marvin and Margaret moved to Arizona and just recently moved back to Raymore to be near family. Marvin passed away this month. Marvin will be remembered for the suspenders he wore. He had a red Eagle Bay pair and a yellow yardstick pair. Even though Marvin had not been around for awhile he will be missed by a lot of us here.



THOUGHTS

- Always hear both sides of the Story.
- Don't take things as they appear, seldom it is that way.
- Assuming is nearly always wrong.
- Walk a mile in someone's shoes before you judge them.
- Choose your friends carefully, sometimes appearances can be deceiving.
- What Goes Around, Comes Around Almost Always.
- Lightning could strike more than once.



Due to limited space there will not be a Dear Gabby Column in this issue.

Office Address & Phone Numbers

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D. Warren Realty 660-668-4412
FAX: 660-668-2674
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Eagle Bay Lot Owners Eagle Bay Property Owners Association

I have been keeping abreast of the recent developments within the Eagle Bay Property Owners Association and the actions of certain members of the Board of Directors. It is very disturbing that a few members of our recreational/retirement community would take it upon themselves to disrupt what has been a fairly smooth-running operation that has always tried its best to take care and meet the needs of all lot owners. Therefore, I feel it may be necessary for me to step up to control the unnecessary turmoil that has recently been generated.

The Castle Rock Building Corp. (Castle Rock) is the "successor/developer" of Eagle Bay Subdivision and has majority vote, as indicated in the Covenants, Conditions and Restrictions (as amended) and/or the by-laws of the Eagle Bay Property Owners Association. The voting rights are one vote per lot for owners and ten votes per lot for the developer. The total number of subdivided lots in Eagle Bay is approximately 1,650. Currently, Castle Rock has about 6,000 votes that could be cast on any matter. Keeping that in mind, I am now considering several options to protect the interests of Castle Rock.

I am considering calling a special lot owner's meeting before the end of the year, to be held at a location not within Eagle Bay Subdivision, for the purpose of (1) reducing the number of directors to five, (2) appointing a new Board of Directors to serve three year terms, and (3) modifying the by-laws to extend the developer's majority voting rights another ten years. These steps may be necessary to protect Castle Rock's substantial interest in and the future success of Eagle Bay Subdivision.

Castle Rock is currently working on a new/revised development and marketing plan for Eagle Bay, which includes marketing its remaining lots at reduced prices and Castle Rock being in position to sell and install new manufactured homes. Due to the nation's current economic situation and the on-coming retirement of the "baby boomers", this may be the best opportunity for Eagle Bay's future during the past 15 years or more that I have been involved.

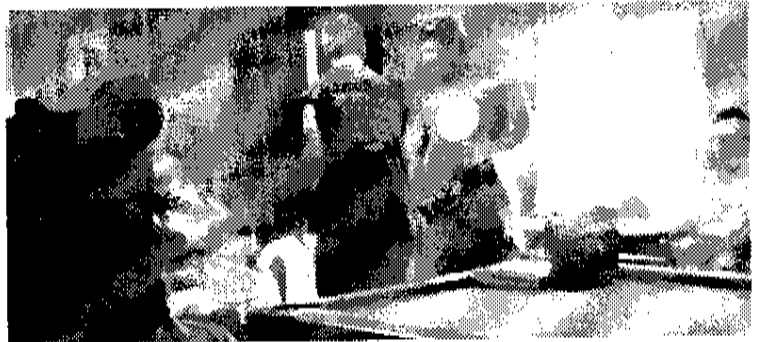
I will continue to monitor the activities of the Board of Directors and their appointed committees, including the hiring of a manager to replace Dorothy Warren, whose duties will include the collection of association dues, consulting with Castle Rock representatives, and the day-to-day operation of Eagle Bay Subdivision with the use of a very limited number of volunteers.

The Castle Rock Building Corp.

Danial N. Spurck

Lot Owner Meeting

The Eagle Bay POA Lot Owner Meeting was held on July 11, 2009 at the Eagle's Nest Clubhouse. Business was conducted. The Budget and Assessment Dues will remain the same as the last 2 years. The five Directors voted in for a three year term are Alta Dulaban, Joe Conway, Mike Graf, Laura Caylor and Brian Paul. The new directors will take office in November 2009. Due to low interest no dinner was held this year.



LOOKING BACK

1993 Labor Day Holiday Weekend

Teens... News and Reviews

Cattail Pull.....

Some of Eagle Bay's most "stout-hearted" and energetic Lot Owners gathered at Spring Lake for a Cattail pull on Sunday morning, September 5.

Everyone rolled up their pant legs and went to work while breakfast was being prepared at the mobil home owned by Castle Rock on Spring Lake. Pancakes, sausage, ham, juice and a lot of hot coffee were furnished. Everyone agreed that this should be an annual event in which all Lot Owners could be involved in.

The Cattail Pullers were Ray Buck, Kenny Jones, Roy Warren, Jim Smith, Raymond Sumner, Randy Sumner, Terry Sumner and Ronald Sumner. Cooks and kitchen helpers included Joyce Buck, Jane Buck, Virginia Sumner, Carol Smith and Dorothy Warren.

See YOU there next year!!



HIGHEST HONORS



AT A WAY DAVE!!! We're proud to boast of our own David Ferguson of Polo, Mo. who received the highest possible honor in the Boy Scouts of America organization.

Hi! My name is Andrea Caldwell. I am the Chairperson for the Eagle Bay Teen Committee. I live in Sedalia, Missouri and attend Smith-Cotton High School. I am 14 years of age and in the 9th grade.

If you have any ideas on activities for the teens at Eagle Bay, please drop me a line at Eagle Bay, Route 2, Box 168D, Lincoln, MO 65338 or call (816) 668-4481 and leave a message.

October 30, 1993 will be a *Halloween Fright Night*. We need all of the teens from Eagle Bay to come join us and bring a friend. We will have movies and snacks (furnished), games and a stereo and cassette player, so bring your tapes to play.

The party will be from 8 to 12 PM. This will be supervised by adults. Saturday afternoon (weather permitting) there will be a volleyball game at the park. Meet at the Clubhouse.

Eagle Bay Lot Owners PLEDGE

- ⊙ Be Considerate of Fellow Owners
- ⊙ Observe Eagle Bay rules
- ⊙ Help when and where you can
- ⊙ Respect others' privacy
- ⊙ Be a good example to others
- ⊙ Support the Association
- ⊙ Drive Safely
- ⊙ Preserve Eagle Bay for future generations

LOOKING BACK

EAGLE BAY CLUB 1993 ACTIVITY CALENDAR

January

2-9-16

23-30 Covered Dish Dinners ** 1:00 PM

February

6-20-27 Covered Dish Dinners 1:00 PM

13th * Advisory Committee Meeting 11:00 AM

Valentine's Day Dinner - Clubhouse 1:00 PM

March

6th Chili & Hot Dogs - Clubhouse 5:00 PM

13th Advisory Committee Meeting 11:00 AM

Covered Dish Dinner 1:00 PM

15th Showerhouse Opens - Weather Permitting

20th Covered Dish Dinner 5:00 PM

27th * Wiener Roast - Pavilion 5:00 PM

April

3rd Covered Dish Dinner 5:00 PM

10th Ham & Beans and Vegetable Soup 5:00 PM

17th Camper Pies - BINGO 7:00 PM

24th LOT OWNER'S MEETING 2:00 PM

* Covered Dish Dinner (After Meeting)

May

1st Covered Dish Dinner 6:00 PM

8th Advisory Committee Meeting 1:00 PM

Cookout on Grill - Bring Meat 5:30 PM

15th Pizza Supper - BINGO 7:00 PM

22nd Camper Pies - BINGO 7:00 PM

28th * POOL OPENS

June

5th * Soup Tastin' Contest - Bring A Pot of Your Favorite 6:00 PM

12th Advisory Committee Meeting 1:00 PM

Cookout on Grill - Bring Meat 5:30 PM

19th Held Open for travel

26th Covered Dish Dinner 6:00 PM

July

3rd Advisory Committee Meeting 1:00 PM

* Covered Dish Dinner - Meat Furnished 6:30 PM

10th Cookout on Grill - Bring Meat 6:30 PM

17th Held Open for travel

24th Ice Cream Social - Bring A Dessert 7:00 PM

31st Cold-Cut Supper - Bring Bread & Chips 7:00 PM

What Fun Was Had

LOOKING BACK

Summer 1992

An Affordable Recreational Community



SECURITY GATE INSTALLED

It took a while and we had some problems...but the security gate is now installed and operating.

Cards for the security gate sensor have been mailed to everyone with their Assessments Dues in a current status.

Anyone without a card can have a one-time access by using the intercom system - between the hours of 7 AM and 11 PM. This one-time exception will be made to assist Lot Owners who have not yet paid their Assessment Dues and wish to make arrangements.

There will be a number of benefits to all Lot Owners in having access limited and one of the most important benefits will be to restrict use of the facility to Eagle Bay Lot Owners and their guests only.

Any questions about the use and operation of the gate should be directed to Dorothy Warren at (816) 668-4481.

LOOKING BACK

Let's go visit the neighbors.....

This dancing duo are a joy to watch on the dance floor. We're talking, of course, about Val and Ken Jones. In 1988 they bought their first Eagle Bay lot and enjoyed it so much that in 1991 they bought a multi-purpose lot on Spring Lake. They've added an enclosure and a deck onto their fifth wheel as well as worked hard to make their lot a special place to retreat.

Ken is a retired welder and Val works near their home in Kansas City North. Together they have eight children, seventeen grandchildren and three great grandchildren. And of course, the smallest member of the family, Vicious, their pet miniature doberman pincher. Some of us at Eagle Bay would like to dognap Vicious!!

Ken has a number of hobbies and they both collect antiques. Val has a special collection of angels with halos. They are former members of the K.C. Horse & Carriage Club, and if you're interested, have a carriage (buggy) for sale. Don't miss "Val's Quick Black Forest Cake" recipe in this issue.

WELCOME NEIGHBORS.

Dinner at the Pavilion....

Hhmmmm GOOD!! Mouth watering HAM and more delicious food than could be enjoyed in one meal were enjoyed at our annual Labor Day Dinner. Eagle Bay can boast of some of the best cooks in the county, so it's no wonder our dinners are one of the most popular activities whenever Eagle Bay Lot Owners get together for fun and relaxation.

And speaking of fun...what would you like to see us include on next year's activity calendar? Plans are always made well in advance so we

can notify as many Lot Owners as possible and it will soon be time to make commitments for the 1994 calendar.

Don't be bashful or shy. If you have some ideas on activities or theme weekends you think others would enjoy too, just give us a call or drop a note at the office next time you are at Eagle Bay. THANKS!

Eagle Bay Restrictions Enforced

The Eagle Bay POA Board of Directors will increase their enforcement of the recorded Restrictions. All Lot Owners must make applications through the Architectural Review Committee if they plan to bring a mobile home or camper to Eagle Bay to be placed on their lot. You may call the office for a building permit application.

Mobile Homes **CANNOT** be more than eight (8) years old and **MUST BE** 720 square feet. If you plan to build a cabin or home on your lot, it **MUST BE** at least 600 square feet and the outside **MUST BE** completed within six (6) months from the time building is commenced.

The Restrictions also state that Lot Owners must keep their lots free of trash and clutter and keep the weeds and grass cut. If you need assistance to clean and/or clear your lot, the office may be able to assist on a time-permitted basis. Call the office for details and costs.

In the future, the recorded restrictions will be strictly enforced, so please be sure to comply.

There are several Lot Owners who have made improvements to their lots without the approval of the Architectural Review Committee or which do not comply with the Restrictions. The Board of Directors intends to appoint a new Compliance Committee to contact those Lot Owners to make arrangements to bring them into compliance with the Restrictions.

LOOKING BACK

1994

EAGLE BAY ASSOCIATION

ADMINISTRATIVE COSTS:		
Management Fee	\$ 0.00	
Assessment Dues Billing/Postage	800.00	
Assessment Dues Collection/Phone Costs	400.00	
Assessment Dues - Legal Fees	<u>200.00</u>	\$ 1,400.00
PROPERTY TAXES (ROADS, BATH HOUSE, PARK, EST)	\$ 300.00	\$ 300.00
INSURANCE (GENERAL LIABILITY & FIRE, EST)	\$ 1,125.00	\$ 1,125.00
PAYROLL:		
Resident Manager	\$ 5,080.00	
Assistant Resident Manager	2,841.00	
Maintenance/Grounds Keeper	4,896.00	
Maintenance/Grounds Keeper	2,093.00	
Security Patrols	861.00	
Payroll Expenses	<u>3,779.00</u>	
OFFICE EXPENSE:		
Copy Paper & Supplies	\$ 750.00	
Printed Forms/Stationery	250.00	
Rent	0.00	
Office Machine Rental	0.00	
Telephone	2,500.00	
Postage	<u>0.00</u>	\$ 3,500.00
NEWSLETTER EXPENSE:		
Printing	\$ 1,800.00	
Postage	<u>1,200.00</u>	\$ 3,000.00
UTILITIES EXPENSE:		
Propane	\$ 0.00	
Electricity	2,000.00	
Trash	<u>1,000.00</u>	\$ 3,000.00
SECURITY GATE EXPENSE:		
Security Gate Payments	\$ 1,800.00	
Maintenance Contract	1,300.00	
Electricity	200.00	
Telephone	300.00	
Repair & Maintenance - Building	200.00	
Membership Cards	0.00	
Signs	<u>0.00</u>	\$ 3,800.00
REPAIRS AND MAINTENANCE:		
Road Grading & Improvement	\$ 5,000.00	
Grounds Maintenance-Material & Supplies	900.00	
Lawn Mowing Equipment Repair	<u>1,500.00</u>	\$ 7,400.00
BATH HOUSE EXPENSE:		
Supplies	\$ 750.00	
Maintenance	<u>250.00</u>	\$ 1,000.00
ACTIVITIES EXPENSE:		
Spring	\$ 250.00	
Memorial Day	250.00	
4th of July	250.00	
Labor Day	250.00	
Fall	<u>250.00</u>	\$ 1,250.00
BOAT DOCK/RAMP UPKEEP	\$ 500.00	\$ 500.00
CONTINGENT FUN EXPENSE:		
Miscellaneous Expense	\$ 1,125.00	\$ 1,125.00
SPRING LAKE EXPENSE:		
Moss/Cattail Control	\$ 500.00	
Fish Stocking	<u>100.00</u>	\$ 600.00
PARK EXPENSE:		
Maintenance	\$ 250.00	\$ 250.00
SUB TOTAL:		\$47,800.00
Reserve Accounts:		
Lawn Mowing Equipment	\$ 400.00	
Bath House Remodeling	400.00	
Security Gate Equipment	<u>400.00</u>	\$ 1,200.00
TOTAL		<u>\$49,000.00</u>

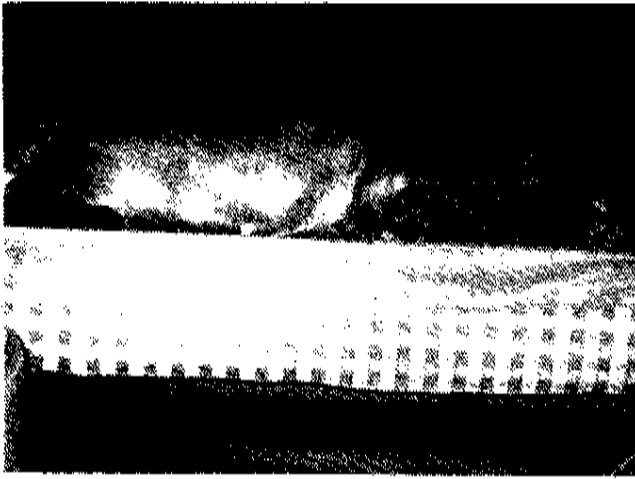
\$19,550.00 EBYA
 19550.00 CRY
 \$39,100.00

BBExpSta.94

Not A Big Change Since 1994.!

LOOKING BACK

SUMMER EVENTS A BIG SUCCESS



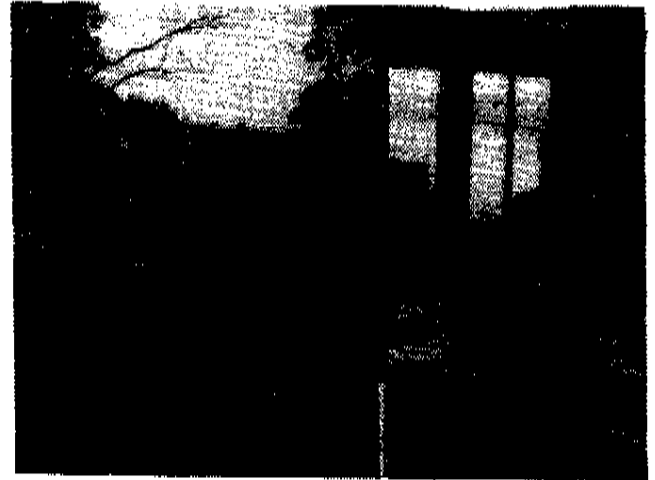
Thanks to everyone who helped with the summer events. The pig roast held on the Fourth of July was attended by nearly 400 Eagle Bay Lot Owners and guests. The good food, music and good company left everyone eager for the next get together.



Rt. 2 Box 168D

Lincoln, MO 65338 • 816-668-4481

ROY & DOROTHY



When things need to be done at Eagle Bay we can count on Roy and Dorothy Warren. They make sure things run smoothly at Eagle Bay. Their dedication to the future of Eagle Bay since its opening has been phenomenal. The Developer and the Lot Owners alike know the value of this couple who help make Eagle Bay a great place. Thank you Roy & Dorothy!

BULK RATE
U.S. POSTAGE
PAID
LEE'S SUMMIT, MO.
PERMIT NO. 15

A RECREATIONAL COMMUNITY THAT'S ON THE GROW!

Letter From Dorothy Warren

Well that time has come. I will be retiring from my 24 year position as manager of Eagle Bay. The exact date is not confirmed yet. The years have gone fast and a lot has been crammed into those years. Roy and I came to Eagle Bay in August, 1985, there was nothing here but trees, rocks and dirt. The roads were being built, the lake was not built and none of the present amenities were available. We helped Eagle Bay grow and succeed as the subdivision you see today. Roy and I have had many good friends in and out of Eagle Bay, many have moved or passed on. Many remain.

Times have changed, People have changed, it seems that many people no longer are willing to be cooperative or respectful. My wish is that whomever takes my position will give their all to Eagle Bay and hope the Eagle Bay Owners will cooperate with the new Manager in every way.

I will continue to hold my position on the Board of Directors and help make decisions for the better of Eagle Bay in hopes Eagle Bay will continue to thrive and grow.

A Lot Owner came into the office recently when he and his wife were down mowing their lots. I told them I was retiring, his comment was "Doesn't the By-Laws say you can't retire?" These are the people I will miss visiting with on their trips to Eagle Bay. I have some great memories to take with me, although some of the recent developments have not been so great. I believe I will be a stronger person because of some of these situations. Roy and I have given our all to the Lot Owner's and Eagle Bay and helped any and all in many different ways. Sometimes above and beyond our duties.

I will always remember how my 80+ year old Mother feared me getting up at 2 or 3 A.M. and going out to confront a complaint that was called to me. Her comment was always you can't go out there by yourself, but I went anyway because it was my job. Most times not knowing what or who I was confronting. My Mother passed away this spring, she would be pleased to know the Benton County Deputies told me to call them and for me to not go out there. They said that is what we are for just call us. Some of these instances did not make me very popular.

Times Truly have Changed.

Dorothy Warren, Eagle Bay Manager

Burning



Remember when you start a fire that you are responsible if the fire gets off your property and burns another property. Check with your Homeowners Insurance Agent on a policy to cover your Eagle Bay Lot for liability insurance.

Friendship Bread



Dorothy Warren and Laura Caylor are keeping starter for Friendship Bread. Dorothy got her starter from Cheryl Marcus and passed it on to Laura. Every ten days the starter is separated and can be given to three friends, the rest is used to bake bread. If you would like to have a batch of this starter of Friendship Bread contact Dorothy or Laura. Many variations of bread can be made from this starter.

Gate Cards

Gate cards are available at the EBPOA office. Members in good standing may purchase additional cards for a \$25.00 deposit. Worn or broken cards are replaced free of charge. The worn or broken card must be turned in at time of replacement.

Security Gate

REMEMBER TO SHUT OFF YOUR MOTOR before pressing the green button for entry into Eagle Bay, remind your family and friends to do the same.

If you have a large vehicle or equipment coming in or out please ask for the service gate to be opened.

If you are interested in helping with gate duty call the office so you can get on the schedule.

Visit Us At WWW.EAGLEBAYPOA.COM