

GEORGENE SUBDIVISION IMPROVEMENT ASSOCIATION 2025 SUMMER NEWSLETTER

We are back again with the famous annual newsletter and that other part that comes with it. I know that everyone gets excited about that. The summer glow left us in the fall and now it's time to get it back!! We wish everyone a fun & safe summer. As always, kiddos are currently out of school for the summer so PLEASE be aware of children playing. Keep the American flags waving here in our subdivision!!!

OUR ANNUAL MEETING IS SCHEDULED FOR AUGUST 30TH @ 9:A.M. AT THE PAVILION. THE DOCK OWNERS MEETING IS TO FOLLOW IMMEDIATELY AFTER.

SEVENTH ANNUAL FISH FRY

The Annual Fish Fry & Potluck will be Saturday September 20th at 5:00 p.m. Fish, pulled pork, and dinnerware is provided. Please bring a side-dish or dessert to share. Chairs are limited; so it is recommended to bring one (and your appetite).

BYLAWS REVISION UPDATE

During our last annual meeting, the HOA members directed the HOA Board of Directors to update the outdated HOA Bylaws. Since that annual meeting, the Board first sought recommendations from the members and has spent a considerable amount of time drafting changes with those recommendations in mind. The Board had also met with an attorney whose legal expertise includes a practice area in real estate and Homeowner Associations. The attorney has inserted necessary language within the draft. After receiving this in-depth analysis in the preparation of a draft, we anticipate that a final draft should be ready to present to the members later in July for review. This will allow the members sufficient time before we vote on the revised Bylaws at the Annual Meeting on August 30th. This process was not a cheap lay-person revision - we wanted to get it done right for once!

VOLUNTEERS

THANKS to ALL members who have volunteered their time helping out in various tasks in our subdivision. No job is too small. YOU ARE GREATLY APPRECIATED!!

In addition, the HOA Board of Directors is elected during the annual meeting by the members. Each serve in our subdivision in a volunteer basis with sincere intentions to make sure the subdivision runs smoothly. The Board stays in constant communication with each other. If you are interested in serving on the board, please step up at the annual meeting.

ROADWAY SAFETY

We continue to have issues with people speeding in this residential neighborhood. Be courteous and be extra cautious when seeing children especially. Please do not block the roadways when parked.

HAZARDOUS CONDITIONS

All multi-slip docks have been inspected before the summer season. There were a few electrical issues that were found and fixed. ABSOLUTELY no unattended extension cords are to be left plugged in. This is in accordance with Mid-County Fire Dept. If you happen to see a hazardous condition, please let us know so we can assess it immediately.

FISCAL FINANCIAL REPORT

The Association's fiscal year begins August 1st. The Treasurer's books are audited annually by "two non-board members" in accordance with the HOA Bylaws Article 9(g). Last year, April White and Brian Perley volunteered to conduct the audit. Subsequently, a printout of income/expenditure was distributed at the annual meeting last August. We need two volunteers to conduct this year's audit!!!! Contact HOA Treasurer Chris Hansen if you can assist with the audit.

ANNUAL DUES

The annual association dues statements are usually sent out in mid-July and dues must be paid on/or before September 1st. NO partial payments will be accepted. Delinquent dues sustain 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 let a board member know. There is a \$100 deposit required. If the Pavilion is cleaned up after the function or event, your deposit will be returned. The Pavilion cannot be reserved on major holiday weekends.

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. NO discharging of firearms or target practice is allowed upon this lot or any other HOA lot or easement.

BOAT RAMP

The boat ramp is used for members ONLY. If you are a new association member and did not get the key from the previous lot owner, let a board member know. Association members not in good standing or are delinquent in annual dues are NOT permitted to use any HOA amenities.

DOCK SLIP USAGE PERMISSION

The multi-slip docks are only used by the members who actually have a slip on that particular dock. 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.

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 WILL NOT allow for any VRBO or AIR B&B operation.

COMPLAINT PROCEDURE

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 want to live in a safe and healthy community. RESPECT YOUR NEIGHBOR. 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.

CURRENT BOARD OF DIRECTORS & CONTACT INFO

Debby Raithel – HOA Manager / Board Member

Chris Hansen – HOA Treasurer / Board Member

Martha Nickelson – HOA Secretary / Board Member

Curt Hutcheson – Board Member

David Chappell – Board Member

Brian Perley – Interim Board Member

GEORGENE SUBDIVISION IMPROVEMENT ASSOCIATION

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