

**July 2016**

**Dear Village of Four Seasons Neighbor:**

I wanted to personally send a note to each of you who reside inside the Village. I am your new Village Clerk/Administrator, Janice Phegley and I wanted to say, Hello!

I took over in January, 2016, replacing Tom Laird who held this position for twenty years. He saw this office grow from one person, to a staff of eleven. Tom led the effort to put Ordinances in place to make Code Enforcement a reality, where a home built in Four Seasons, holds its value due to quality construction, standards set by International Building, Electrical, and Plumbing Codes. We also require dock permits/inspections to set certain safety standards. We have a good blend of employees, who love their role here, and look forward to helping you. We are located at 133 Cherokee Road, and the Zone office for the Camden County Sheriff's Department, as well as a desk space for the Missouri Hwy Patrol is in the lower level.

In every municipality I have lived, we had to pay for dog tags, city stickers which were required. Neither are required here. Occupancy permits were required for new construction and before moving into home (new or old). This is the most wonderful place to live, work and meet people. I feel much safer, and no longer have the stress from an hour long commute to work (each way).

What I would like to deliver in this first message are clarifications- Who does what? Where do you go for this? All things that drove me crazy the first few months, being a new resident, myself.

1. With being a few miles down the road from the "Lodge of Four Seasons", I have gotten calls asking rates, where they get ice. Can I vote here? Although located within the Village boundaries, the Lodge is a privately owned enterprise.
2. These are the majority of calls we get...
  - What do I need to get my cards for the pool? I have my deed! Welcome Packet?
  - Where are the interior lakes
  - I want to paint my house
  - Where is the exercise area?
  - Do I need a permit for a new door?
  - Which lots are black hole lots? Yes, that exact question.
  - Finally, can you tell me the price on this house? What lot is for sale? I then tell them to scan the red triangle with their cell number and the information is right at their fingertips...or how much is that house on ABC Street?

Additional information is found with an internet search for "Village of Four Seasons, MO" and clicking on POA (Property Owners Association) site, or Village site, by clicking on their icon. I think what it comes down to, is: I will always get to be one of the first contacts for new people to the Village, and I love that!

The complexities of local government are amazing, and very intimidating. To try and say I will ever know it all, is a fictional statement that can really be the "Mountain climb of my life".

I have had the pleasure to meet many of you (face to face) with issues/questions regarding dock permits, inspection, or Ordinances in the Village, all of which are Village functions... Many of you just come in to say hello, or ask where our pools are, if they can pick up their access cards, etc. Although these are POA functions, keep coming in. We want you to feel welcome, and help you find the information you need.

Our Monthly Board of Trustee Meetings are on the 2<sup>nd</sup> Wednesday each month, at 5:30 pm. Please attend and become involved in your Municipality. You learn a lot from this hour meeting. We are lucky enough to say the Pledge of Allegiance, at the start of the meeting. You might catch the fever, and want to run for the Board! We have a great group of Trustees: Chairman, Arnold Sandbothe, Vice Chair, Carolyn Loraine, Dave Perdue, Ranita Jones and Jim Holcomb who are dedicated to doing what is right for the Village. Please try to come. We would enjoy your input.

I look forward to meeting you. When you fill out your address, print checks, please use your city as Four Seasons, Missouri 65049. Revenue from taxes we pay for Federal, State and local taxes gets credited to the Village in which you live, for streets, sirens, policing. Get your taxes working and keep them for the Village, not Lake Ozark. Remember if you have a trash enclosure that matches your home, and may still be unsure, please call me and I will confirm. It is confusing sharing a Post Office with a "Lake Ozark" address. Enjoy this beautiful Lake and be safe this summer!

Sincerely,

Janice Phegley  
Village of Four Seasons Clerk/Administrator  
Four Seasons, Missouri, 65949

Attachment: Enclosure

July 2016 info letter

## **Village of Four Seasons – Administration**

**Contact - 573-365-3833**

**web address: <http://villageoffourseasons.com/>**

### **Board of Trustees**

Arnold Sandbothe, Chairman

Carolyn Loraine, Vice-Chair

Trustees: Dave Perdue, Ranita Jones, Jim Holcomb

Emeritus: Gordon Ellison

**Front Office Administration: Margaret Davis, Deputy Clerk**

**Janice Phegley – Village Clerk/Administrator**

- Business License or Liquor License
- Special Use Permits, Sign permits – Commercial Real estate signs
- Accounts Payable/Receivable
- Ordinance information

### **Municipal Court**

**Legal Representation:** Municipal Judge: Honorable: Thomas Loraine

Prosecuting Attorney: Todd Miller,

**Court Clerk – Sallianne**

**Court Clerk - Bonnie**

- Municipal Fines/Questions re: tickets
- Court dates
- Payments

### **Public Works Team:**

**Inspection Department: - Robert Davis**

**PERMITS – Building /Dock / Septic New Installs/Modifications and Follow-up inspections**

**Homes – See Larry or Jeff (Mac)**

Larry handles any type of home inspection, with construction, new or Reno, septic, additions, etc.

- New/Modification to Septic/Waste Water tank or lines
- Flooding issues, replacing walls, flooring, stairwells
- Renovation/Construction/Electrical/Plumbing
- New Construction, updates, repairs, please stop by and ask.

**Docks – See Sam or Jeff (Mac)**

Installing a dock, moving a dock, inspections

**Garden/Public Works – Robert (Guy) Adams**

Master Gardener – Ralph Duvell

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Lawn care/Maintenance – Kenneth Chandler

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