

# Lake Marie Property Owners Association – August 2024 Newsletter



Lake Marie  
Property Owners Association  
#4 Club House  
Princeton, MO 64673

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(660)382-4216

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[lakemarie465@hotmail.com](mailto:lakemarie465@hotmail.com)

Website:  
<https://www.lakemariesite.org/>

Office Hours:  
**October thru February**  
Tuesday - 9:00 am to 2:00pm  
Friday - 9:00am to 2:00pm  
Saturday 8:30 am to 1:30 pm

**March thru September**  
Tuesday - 9:00am to 2:00pm  
Friday - 4:00pm to 8:00pm  
Saturday 8:30am to 2:30 pm

**LMPOA Board of Directors**  
President - Steve Wilson  
1<sup>st</sup> Vice President - Tom Henson  
2<sup>nd</sup> Vice President - Kevin McAninch  
Treasurer - Matt Ross  
Secretary - Chuck Kennedy

## Board of Directors' Report

We would like to take this time to let Kevin Newman and his family know that they are in our thoughts and prayers. We also want to thank Kevin McAninch, Joe Harmon, and Richard Cormeny for their time and effort at Hidden Valley Beach.

### **LMPOA Annual Meeting**

The LMPOA Annual Meeting is right around the corner on Saturday, September 14 at 10am at the Club House! The following will be voted on:

- Board of Directors: There are 2 positions available for election and we have 3 candidates running for office.
- LMPOA can sell property to existing members who are in good standing, if the property is adjacent to property currently owned by that member.
- LMPOA can treat Lake Marie and Hidden Valley Lake for algae one time in the spring of 2025 at a cost between \$7,500 and \$10,000.

Absentee ballots can only be picked up and submitted in-person at the LMPOA Office. Ballots must be submitted by no later than September 7, 2024. Members must be in good standing to vote.

### **SALE OF PROPERTY**

A reminder to members selling property, please let the office know you have sold property and to whom. Also, please let the buyer know they must register the property in the office. All dues, fines, liens, and fees will be attached to the property owner of record. Please make sure your property deeds have been transferred and recorded both with Mercer County and the Lake Marie Office.

### **DUMPSTERS**

Use of dumpsters continues to be an issue. **THE DUMPSTERS ARE FOR BAGGED GARBAGE ONLY!! NO CONSTRUCTION MATERIAL, TVS, MATTRESSES, METAL, PLASTIC TOYS, FURNITURE, CARPET, ETC.!!** If this continues being a problem, we may lose the only Dumpster company that serves Mercer County.

If you are doing a remodel, demolition, cleanout, or any other major project, please rent a dumpster by calling Rapid Removal @ 660-654-4287. Burn your cardboard and paper products.

### **DUES**

**The 2025 dues are \$455.00 and are due January 1, 2025. Penalty for non-payment occurs March 1<sup>st</sup> of every year.** If members are unable to pay their dues by March 1, 2025, payment arrangements need to be made with the board before March 1, 2025. Liens will be assessed to the properties plus all fees incurred for this action.

### **BUILDING OF STRUCTURES**

All members must request, complete, and submit a form with the Lake Marie Office to obtain approval before moving or building any structures in Lake Marie.

Please review the Association's [Covenants and Restrictions](#), [Bylaws](#), and [Rules and Regulations](#). These are available on the Lake Marie website. You may also obtain a printed copy from the Lake Marie Office for a fee of \$4.00 each or all three for \$10.00.

## GENERAL REMINDERS:

- Property Owners are to mow a minimum of twice a month during the growing season (April - October) all the way to the road, and this includes trimming back trees.
- Property owners are responsible for their family members and guests.
- The speed limit on lake roads is 15 MPH. This applies to all motorized vehicles.
- **ABSOLUTELY No dogs on the beach. Pets are to be contained or always leashed. Please do not let your pets wander loose.**
- Travel in a counter clockwise direction on the Lake, **even when fishing.**
- Remember to close the marina gate immediately after putting your boat in or taking your boat out of the water.
- **DO NOT** give out the marina gate combination to non-paying members or non-members.
- All recreational vehicles (land and water) **MUST** have a current Lake Marie sticker to travel on Lake Marie Property. Recreational Vehicles include but are not limited to gators, ATVs, and golf carts. All motorized watercrafts need a Lake Marie sticker to be on any of the Lake Marie lakes/ponds.
- Do not tie your boat or floating device up to buoys and/or other members' docks.
- **ABSOLUTELY NO SWIMMING ALLOWED IN THE MARINA!**
- **SWIMMING IN THE MIDDLE OF THE LAKE IS NOT ALLOWED. SWIMMING IS TO BE DONE IN THE COVES OR BEACH AREAS ONLY!** When docked in a cove, be sure to respect the rights of the members who live in the cove (No Loud and Obnoxious language or gestures).
- Burn as much as possible. Do not place cardboard in the dumpsters.
- Non-holiday wake hours are 10 AM to 8 PM and holiday weekend wake hours are 9 AM to 8 PM. This includes all watercraft.
- Please keep your contact information up-to-date with the Lake Marie office. You can do so by stopping in during office hours, calling, or by sending an email or regular mail.
- **COMMUNITY AREAS AND BEACHES ARE CLOSED AT SUNDOWN.**
- **NO FIREWORKS AT THE MARINA OR BEACHES. FIREWORKS NEED TO BE DONE BY 11:00 PM.**
- **All motorized vehicle drivers must be 16 years old, unless accompanied by an adult.**
- **2025 RECREATIONAL VEHICLE STICKERS**  
Everyone needs fill out a 2025 form to register their property owner-owned Golf Carts, UTV's, ATV's, boats, Jet Skis, etc. before a 2025 sticker is issued. Basic information is all that is needed when registering. Please have this information available when you come in to purchase your stickers. A form can be emailed/mailed prior to your purchase if requested in advance from the Lake Marie Office. [You can also find the form on our website.](#)