

# TAN-TAR-A ESTATES

ON LAKE OF THE OZARKS

# 411

VOL. 1 NO. 1 April 1, 2006

## Prepare to Launch



### .....High Speed Internet Service is Coming

Duenke Enterprises is pleased to announce that **High Speed Internet** access is on its way to Tan-Tar-A Estates.

Preliminary work to facilitate this upgrade is completed. Lake Cable Company realigned their television channels in preparation for High Speed Internet access. Customers are now enjoying several new bonus channels, due to this realignment.

"Next comes the technical issue of combining the internet onto the cable plan with the current in-house hotel movie system," says Lake Cable's engineer Malcolm Lehr.

"Internet via cable is much more reliable than a dial-up system," Lehr explains. "You don't have the problem of being disconnected, and the speed is ten times faster."

**Note:** Effective April 1, 2006, Lake Cable's regular subscription rate at Tan-Tar-A Estates will be \$31.70 per month. The rate for Homed Box Office – HBO will not change.

Also effective April 1<sup>st</sup>, Lake Cable will be introducing a monthly payment option for their new and renewing customers. Please contact Lake Cable at 573-348-2511 with any questions.

"Cable internet speed is about the same as what you get with a satellite, but with cable you won't have that substantial, initial cost for equipment. Plus, there's no unsightly dish and no outages due to heavy rain or snow."

Availability of the new High Speed Internet access will be progressive as crews inspect, repair or replace existing cable.

"We expect to find some damage," says Lehr, "if only due to age and that means certain areas of the Estates will come online earlier than others. We'll probably need some new drops (those sections that link the main cable to the house) and some people may need new interior wiring for outlets."

Homeowners will receive installation and modem purchase information directly from Lake Cable Company when this improved system gets closer to becoming operational.

Cooperative weather is helping to keep the work on schedule.

"Things are looking good," says Lehr. We anticipate being up and running this Spring."

(See Back Page for Lake Cable's **Channel Lineup**)



## **Estates homeowners now have convenient access to services**

**Cedar Glen Pool  
7690 Moongate  
Osage Beach, MO 65065  
573-348-2706  
Fax 573-348-2661**

**Office Hours:  
Monday - Friday  
7:30 AM to 4:00 PM**

On December 15, 2005, Duenke Enterprises opened their the new Tan-Tar-A Estates Management Office at the Cedar Glen Pool. This office features a full-time staff that is solely dedicated to the management of the Estates and to the assistance of its homeowners.

The Estates neighborhood includes approximately 140 acres, with two miles of shoreline and seven miles of roads. There are 365 homes constructed here, 45 of which are occupied year-round. The diverse needs of this exceptional property present a vast array of challenges.

Jackie Luttrell has been named the Tan-Tar-A Estates Property Manager. She brings a rich history to this position that includes accounting, management and administrative skills. Luttrell has worked for Duenke Enterprises for the past four years, is familiar with the operation of the Estates and has met many of the homeowners.

"We now have a better insight on the challenges within the Estates with management on site," says Luttrell. "Plus, we have dedicated a maintenance crew and obtained specialized equipment specifically for the Estates."

There are many advantages to having a full-time staff immediately available within the Estates. "Initially, we will identify, prioritize and adopt actions and activities characteristic of today's upper-end permanent residence, secondary home and investment home communities," says Luttrell. "We look to promote a strong traditional neighborhood, an understanding of family lifestyle demands, and give attention to the leisure-time activities that are unique to Tan-Tar-A Estates."

New services available to homeowners will be coordinated through the Estates Management Office.

"One of our new programs is the Grounds Maintenance Services," explains Luttrell. Homeowners can sign up to have leaves, brush, trash, weeds and small trees removed.

"Additionally, the Estates crew is making it a priority to get into areas that have become overgrown and unsightly. We'll be working with homeowners to reopen the views that were originally envisioned by Burton Duenke. This work is being scheduled in a systematic manner, but it is huge and will be ongoing."

Certainly homeowners can anticipate a higher level of interaction with the management staff and crews stationed within the Estates. Innovative programs and amenities are forthcoming and are designed to enhance daily activities and make ownership at the Estates easier.

You are invited to visit the new office and chat with the property managers and staff..

"We hope that homeowners will let us know their concerns or challenges," says Luttrell. "We are prepared to do our best to assist them in any way we can."





# Hidden Lakes Golf Course:

Designed in 1970 by Bruce Devlin and Robert Von Hagge, the 3015 yard par 35 nine hole golf course is woven into the Estates. The course features some dramatic elevation changes, more than 30 white silica bunkers, gorgeous views of the Lake of the Ozarks, and naturally, its own hidden lakes.

## The 2006 Hidden Lakes Season Begins April 14th

### BOAT SLIPS AVAILABLE



### Cove 4 Dock (New Dock)

Constructed in 2005, the Cove 4 Dock is lighted and has 12 covered slips (12' X 30'). Each slip has its own power hookup.

Slip leases are for 12 month increments and the monthly rate is \$200.

The Dock is accessed by two separate 28 foot long walk-ramps from the shore to the dock. One ramp is accessed by stairs between Lots 359 & 360 leading from Lakeside Drive down to the ramp. The other ramp is accessed by stairs between Lots 437 & 439 leading from Moongate Court down to the ramp.



 <p><b>Blast from the Past</b> <b>“1970”</b></p>	<p><b>TAN-TAR-A SUNS</b></p> <p>Dec. 6 - 11</p> 	<p><b>Der Krug</b></p> <p>For evening entertainment at its best, Der Krug (pronounced “kroog”) is the place to go.</p> 	<p><b>COUNT BASIE</b></p> <p>November 27</p> 
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www.tantaraEstates.com

**DUENKE ENTERPRISES**  
www.Duenke.biz

<u>Estates Mgmt. Office</u>	<u>Headquarters Office</u>
Cedar Glen Pool	Palisades Village
7690 Moongate	1026-9 Palisades Blvd.
Osage Beach, MO 65065	Osage Beach, MO 65065
573-348-2706	573-348-1758
573-348-2661 Fax	573-348-0093 Fax
info@tantaraEstates.com	info@Duenke.biz

**2006 - Estates Pool Access Code  
Press #4 & #5 Together  
Then Press #1**

**EMERGENCY**

**All Emergencies 911**

Camden County Courthouse ..... 573-346-4440  
 Camden County Sheriff..... 573-346-2243  
 St. Mary's Urgent Care Center..... 573-365-6800  
 Lake Regional Hospital ..... 573-348-8000  
 Poison Control Hotline ..... 800-222-1222  
 State Highway Patrol ..... 800-525-5555  
 Water Patrol ..... 573-751-3333

**CITY OFFICES**

Osage Beach City Hall..... 573-302-2000  
 Osage Beach Public Works Dept..... 573-302-2020

**LOCAL UTILITIES**

Cable – Lake Cable ..... 573-348-2511  
 Electric – AmerenUE ..... 800-552-7583  
 Garbage Collection ..... 573-346-3637  
 (Allied Waste Service - Formerly known as Modern Sanitation)  
 Sewer – City of Osage Beach..... 573-302-2020  
 SBC Telephone – Installation..... 800-464-7928  
 SBC Telephone – Repair ..... 800-246-8464  
 Water – Repair..... 573-348-1758  
 Water – After Hours..... 573-216-0389

**Lake Cable**

P.O. Box 1295, Osage Beach, Mo 65065  
 573-348-2511 Fax: 573-348-2511

**Channel lineup**

- |   |   |  |
|---|---|--|
| 2 <b>ABC</b> KMIZ CH. 17, Columbia, MO    | 13 <b>CBS</b> KRCG Jefferson City, MO   | 25 <b>ESPN 2</b>                         |
| 3 <b>TRAVEK</b> CHANNEL                   | 14 <b>DISCOVERY</b>                     | 26 <b>FOX SPORTS MIDWEST</b>             |
| 4 <b>WTBS</b> Atlanta, GA. Independent    | 15 <b>DISCOVERY KIDS</b>                | 27 <b>CNN</b>                            |
| 6 <b>PBS</b> JNIS Warrensburg, MO         | 16 <b>HALLMARK</b>                      | 28 <b>CNBC</b>                           |
| 7 <b>CNN</b> – Headline News              | 17 <b>ABC FAMILY CHANNE</b>             | 29 <b>FOX NEWS</b>                       |
| 8 <b>NBC</b> KOMU Columbia, MO            | 18 <b>GOLF CHANNEL L</b>                | 30 <b>HISTORY CHANNEL</b>                |
| 9 <b>WGN</b> Chicago, IL                  | 19 <b>THE DISNEY CHANNEL</b>            | 31 <b>A&amp;E Arts and Entertainment</b> |
| 10 <b>CBS</b> KOLR Springfield, MO        | 20 <b>DIY</b>                           | 32 <b>USA Family Program/Sports</b>      |
| 11 <b>FOX</b> KSFX CH. 27 Springfield, MO | 21 <b>FOOD NETWORK</b>                  | 33 <b>TNT Movies/Sports/Sitcoms</b>      |
| 12 <b>WEATHER CHANNEL</b>                 | 22 <b>HOME AND GARDEN</b>               | 34 <b>TCM Turner Classic Movie</b>       |
|   | 23 <b>TLC the Learning Channel</b>      | 35 <b>WE Woman Entertainment</b>         |
|   | 24 <b>ESPN</b>                          | 36 <b>SCIFI</b>                          |
|   | .....                                   |  |
|   | 5 <b>HBO Home Box Office (Optional)</b> |  |

**Duenke Enterprises**  
 1026 - 9 Palisades Blvd.  
 Osage Beach, MO. 65065

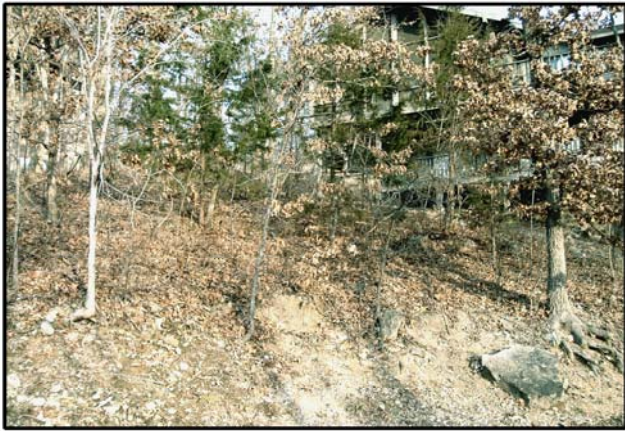
## GROUND MAINTENANCE SERVICE

January 1<sup>st</sup>, 2006, Duenke Enterprises implemented the Grounds Maintenance Service. The Grounds Maintenance Service is performed by our Estates Field Crew. It is offered to all Estates homeowners on a 12 month basis for a fee of \$35 per month. This service includes grass and/or weed cutting, brush removal, small limb and small tree removal, trash policing and leaf removal. Homeowners that sign up for this service will be billed (\$105) on a quarterly basis with their land lease billing. Any income above labor, supplies & equipment derived from this program will be credited against the Estates Annual Assessment bill.



If you have not signed up for this service and would like more information, please contact the Estates Management Office (573) 348-2706.

**Before**



January 2006 - 6557 White Oak - Before

**After**



February 2006 - 6557 White Oak - After

## DEAD & DANGEROUS TREE PROGRAM

A Dead and Dangerous Tree Removal Program is currently being implemented in Tan-Tar-A Estates. We have asked Scotty's Tree Removal Service to inspect the trees and identify dead and dangerous trees. As you drive through the Estates, you may have noticed trees that have orange ribbons. Trees with two orange ribbons are dead and trees with a single orange ribbon are dangerous. The streets that have already been inspected are: Moongate, Cliffwood, Duenke & White Oak and the TOP's Area. Hidden Lake and the second half of Woodland are scheduled for inspection next. Seventy-Five trees were identified for removal as a result of the inspections. To date forty of these trees have been removed. The cost for removal of a tree varies and range in price from \$20 to \$750. If you have questions regarding the condition of trees near your home, please contact the Estates Management Office (573)348-2706.



**Example of a Dead Tree**



**Example of a Dangerous Tree**



## EXTERIOR MAINTENANCE SERVICES

The Estates Management Office can provide homeowners with assistance in maintenance and/or repair work needed at their property in the Estates. If you need help in locating contractors or obtaining bids contact the Estates Management Office. The staff there will be glad to assist you in getting the maintenance and/or repair work you need completed.



### **When do I need a Building Permit?**

Anytime a Homeowner is having exterior maintenance work done or makes a change to the exterior appearance of the home, the Estates Management Office must be contacted to obtain a building permit. If the work is just routine maintenance and no changes are made to the exterior appearance of the home, a building permit can be issued immediately. If the work you are having done changes the exterior appearance of the home, you must fill out a Design Review Application before a building permit can be issued. The Architectural Committee will then review your application and make a recommendation to Management. Once approval has been received a building permit can be issued. This review process usually takes 7 to 10 working days to complete.

If you need a Design Review Application Form, you can download one from the website [www.tantaraestates.com](http://www.tantaraestates.com) or call the Estates Management Office (573) 348-2706 and they can mail or fax a form to you.

## **HOMEOWNER IMPROVEMENTS IN THE ESTATES**

The new owners of 6001 Duenke are in the process of some major renovations.



Before renovations began.....



After construction process started.....



# The Estates Committees

In August 2002, discussions between Homeowners and the Trust for the Estates regarding the need to establish better communications with Homeowners led the Trust to form the following advisory committees comprised of Estates Homeowners: Their first meeting was in January, 2003.



If you would like to participate in one of the Estates Committees, please contact the Management office at (573) 348-2706.

## 2006 GENERAL COMMITTEE MEETING SCHEDULE

- ✓ February 18th
- May 6<sup>th</sup>
- August 12<sup>th</sup>
- November 11<sup>th</sup>

### Architectural Committee

*The Architectural Committee mission is to review and recommend to the Trustees for approval, architectural changes and additions to properties within the Estates.*



A number of Design Review Applications have been reviewed since January 1<sup>st</sup>. In addition to reviewing these applications, the Architectural Committee is working with city and county officials to help implement a countywide new 911 address system for the Estates.

### Compliance Committee

*The Compliance Committee mission is to review issues regarding compliance to covenants and other noted nuisances within the community and recommend action to the Trustees.*



Currently Management is asking the Compliance Committee to assist them in reviewing properties in the Estates that received a 1 (poor) rating as a result of the Site Survey that was done as part of the *The Tan-Tar-A Estates Planning and Development Task Force's* review of all properties in the Estates in late 2004. The Compliance Committee will also assist Management in developing policies regarding non-compliance of dead and/or dangerous tree removal.

### Environmental Committee

*The Environmental Committee mission is to review and recommend for approval to the Trustees requested and needed landscaping changes or additions.*



The Environmental Committee has been asked to assist Management with the tree program currently in progress. They will be helping Management to monitor the program to remove dead and dangerous trees, and also to develop a re-planting and tree maintenance program for the future.

A 3 year plan to seal coat the 7 miles of roads within the Estates has been adopted by Management. The Environmental Committee recommended that the 1<sup>st</sup> section of road to be sealed should be the road coming into the Estates from the Resort. The 2006 portion of this program will completed in the Estates before the end of May.

# Estates Planning and Development Task Force

The Trustees of Tan-Tar-A Estates, in partnership with a committee of homeowners (now termed *The Tan-Tar-A Estates Planning and Development Task Force* or *TEPDTF*), have undertaken tasks necessary for the development of a 5 year plan for Tan-Tar-A Estates.

**Objective:** *To recommend a five year strategic plan for adoption by Tan-Tar-A Estates LLC, the goal for which shall be the increase in value for homes and properties throughout the Estates.*

*The plan will identify and prioritize those actions, consistent with the unique character of Tan-Tar-A, and institute those management principles and procedures that will return Tan-Tar-A Estates to its previous position as an upscale community of permanent residences, investment properties, and second homes.*



## TEPDTF members are:

### Estates Owners

Ronnie Baker  
Tom O'Keefe  
Bob and Linda Roell  
Frederic & Suzanne Sherman  
Reni Ward  
Charlie Wasem

### Trust

Debbe Stemme  
Matt Duenke

## Status



**Task One: Survey and analyze the current status of the property and infrastructure in the Estates.**



**Task Two: Stakeholders Meeting** - Identification of strengths, weaknesses, opportunities and threats.



**Task Three: Community Focus Groups** - Conduct meeting(s) to obtain input from the residents of the Estates.



**Task Four & Task Five: Community Survey & Demographic and Socioeconomic Data Assessment.** Prepare, distribute and analyze Estates homeowners' survey.



**Task Six: Assessment of Real Estate value trends.**



**Task Seven: Assessment of Comparable Facilities.**

**In Progress**

**Task Eight: Preparation of 5-Year Plan and Recommendations.**

**Task Nine: Preparation of Final Plan and Presentation to Community.**

## Project Task List

In the summer of 2005, the TEPDTF developed a questionnaire that was distributed to all Estates Homeowners. The Survey generated 166 responses from unique individuals representing 188 properties. Development Strategies Inc. (DSI) located in St. Louis was engaged to analyze the results. Below are the responses to a couple of the survey questions:

