

# TAN-TAR-A ESTATES

## Quarterly Newsletter

March, 2008

### Tan-Tar-A Estates Committees

Committee input is very important to the Trustees and to the Estates Management Office. If you are interested in participating on one of these committees, please contact one of the committee chairs:

#### The Planning and Development Committee

[plananddev@tantaraestates.com](mailto:plananddev@tantaraestates.com)

Duenke Enterprises, LLC in partnership with the TTAE Planning and Development Committee has engaged PGAV as a consultant in creating a Master Plan for Tan-Tar-A Estates. The engagement of PGAV is part of the strategic planning for Tan-Tar-A Estates. The consultants timeline is to be finished by August, 2008 with the approximately \$200,000 consulting fee and expenses being paid by Duenke Enterprises, LLC. We are looking forward to working with this innovative and highly recommended group. Some of their past projects have been King's Mill at Williamsburg, Virginia; Bass Pro Shop; Bush Gardens, Tampa, Florida; Atlanta Aquarium, Atlanta, Georgia and many, many more. You can visit their website at [www.pgav.com](http://www.pgav.com)

#### The Architectural Committee

[architecture@tantaraestates.com](mailto:architecture@tantaraestates.com)

The Architectural Committee met on Saturday, March 8, 2008 for their annual face-to-face meeting. The committee reviewed and approved their Guidelines with a change made to add 2 additional members to the Committee. They also reviewed and approved the acceptable color palette for painting the exterior of homes, and the process of obtaining a Building Permit and required level of deposit necessary to secure a Permit in the Estates. Some other items discussed, were placement and

control of satellite dishes, and the effect of the February, 2009 requirement to change to High Definition transmission in regard to TTAE cable.

#### The Restrictive Agreement Compliance Committee

[compliance@tantaraestates.com](mailto:compliance@tantaraestates.com)

The Compliance Committee met on March 7th, 2008. The Committee informed management that Tom O'Keefe would be stepping down as Chair of the Compliance Committee and that Linda Pisciotte would be taking over the leadership role. The Committee presented a list of properties that they considered not to be in compliance with the *TTAE Restrictive Agreement* and requested that the Property Manager put in place interventions to solve these issues. The Block Captain System was reviewed along with the use of the Tan-Tar-A Estates Website as a means of reporting complaints by the Block Captains.

**The Committee has requested that we ask all homeowners not only control and maintain the grounds around their homes during exterior construction, but also during interior construction projects.**

**Please contain building materials to as small of area as necessary; store equipment and supplies inside the home, if possible, or cover them when not in use; clean up building debris in a timely manner; and make sure that proper containment (i.e. construction dumpster, etc.) is secured before construction begins. Because the Estates is such a unique environment of homes-please think about the timeliness of as prompt a completion date as possible.**

And finally, although you do not need a Building Permit for interior construction, for security purposes, if you would notify the TTAE Management Office of your intentions to begin your interior work, *give the name and contact number for the contractor that will be working on your home, and when the work will be completed, we can better control who is coming on to the property.* Thank you for your cooperation and support!

**The Assessment Review Committee**  
[assessment@tantaraestates.com](mailto:assessment@tantaraestates.com)

The Committee met four times to review and make recommendations to the TTAE Trustees regarding the 2008 Assessment for the Estates. A letter and the budget were sent to all homeowners in January, 2008. One of the recommendations that will affect all homeowners is the suspension of the seasonal security patrol on weekends. This past budgeted item will now be moved to the repair of infrastructure in the Estates.

2008 Meeting Dates for the 2009 Budget Review Committee are:

- Monday, November 3rd, 2008
- Monday, November 17<sup>th</sup>, 2008
- Monday, December 1st, 2008
- Monday, December 15th, 2008

**2008 All Committee Meeting Schedule:**

August 9th                      November 8th

All Committee Meetings are held on Saturday, from 9 - 11 a.m. at The Bull Pen. Please contact the TTAE Management Office for more information.



**Volunteer Appreciation Luncheon**

We would like to again thank all our committee members! The Trustees and Staff hosted a Committee Volunteer Appreciation Luncheon

following the March 8th Committee Meeting. A special thanks to Tom O'Keefe who has been involved with the Committees from their inception and has chaired the Compliance Committee over the last few years. We wish him well in his retirement, but are assured that he will still be very much engaged in what is happening in our community. We thank all members who have given very generously of their time.

**Moongate Entrance Gate Must Remain Open**



Just a reminder-the Moongate Entrance will remain open during extreme cold and inclement weather to prevent malfunctions to the gate and to allow vehicles access (up/down the steep grade) during snowy and icy road conditions. We thank you for your understanding and hope that this does not inconvenience any homeowner.

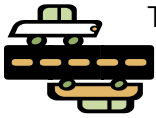
**Deadline for Assessment Review Committee Election Application**

If you are interested in serving on The Assessment Review Committee, there is currently one position open for the 2009 Review Committee. All applications must be in to the TTE Management Office by the end of the business day on **April 4th, 2008**. The application is online at the Tan-Tar-A Estates Website - [www.tantaraestates.com](http://www.tantaraestates.com). Ballots will be mailed to all homeowners, **April 14th, 2008** and must be returned, in the included self-addressed envelope, by the election return deadline-**May 1st, 2008**. We encourage anyone that is interested to apply.

**2007 Homeowner Survey**

To date 147 surveys have been completed and returned to the Management Office. The data is being compiled, with comparisons and correlations being made. Although the survey was originally created for comparison purposes for the management of Tan-Tar-A Estates, it will be given to PGAV consulting group for use in their Master Plan process. The next Homeowner Survey will be in the fall of 2011.

## Estates Road Sealing Project- Phase Three



The 3rd phase of the road sealing project is scheduled for the spring of 2008 and will be getting underway as the weather permits. We have directly contacted those homeowners that will be affected. Any individual homeowner interested in having their asphalt sealed or repaired at the same time the roads are being completed should contact the Management Office.

## SPOTLIGHT ON .....274 Walkers Cay Can This Be The Same Home????

### Before Improvements Were Made



### After Improvements Were Completed



**WOW! What a difference....thanks for all your efforts to improve our community.**

## Leaf Removal

Leaf removal continues, because of the late drop of leaves in the fall of 2007 and inclement weather conditions. Please call the Management Office if you have any needs or concerns

## Tan-Tar-A Estates 2008 Shoreline Cleanup

Duenke Enterprises, LLC will be sponsoring our Shoreline Cleanup, **April 21st, 2008 at 9:00 AM**-please meet at the Estates Management Office. If anyone would like to give back to our community and volunteer, please notify Jackie at the Management Office. **Come join us! Everyone that volunteers will receive lunch and a special TTAE T-Shirt!**



For more information about the Adopt-the-Shoreline program, call (573) 365-9214 or visit Ameren's website:

[http://www.ameren.com/Environment/ADC\\_EV\\_AdoptShoreline.asp](http://www.ameren.com/Environment/ADC_EV_AdoptShoreline.asp)

## 2008 Swimming Pool Opening Schedule & Gate Codes



Summer is just around the corner and the pools will be opening before we know it! The Cedar Glen Pool will be opening on May 16th and the Estates Pool will open on May 23rd. Pool codes for 2008 have changed- the new code is **532** and you will be receiving a Pool Code Card with your next billing. If you need additional cards or a copy of the pool rules, please contact the Tan-Tar-A Estates Management Office for more information.

## Trimming of Road Right-of-Ways

Trimming of road right-of-ways, started in the fall of 2007, is almost complete. Additional work still



needs to be done in assessing trees that may need additional trimming or removal because of overgrowth. Our policy is to trim the trees approximately two feet off the sides of the roads and twelve feet up to allow passage of trucks and emergency vehicles.

## Site Survey's Are Completed



The Site Survey Project is now completed!! If you recall this survey of all TTAE properties will give us a basis for comparison to the surveys of each home in the Estates that was completed three years ago. The comparisons will be used to determine what improvements have been made and what needs to be accomplished in the future to keep the Estates in the best condition possible. Any questions - please contact the TTAE Management Office. The Site Survey Project will occur again in 2012. We thank everyone for their cooperation!

## Check Out Your Updated Website....

Updating of the Tan-Tar-A Estates website, [www.tantaraestates.com](http://www.tantaraestates.com), has been just completed. There is a section for the Committees on the website, the Quarterly Newsletter, and a new section called "Lease 101" which was created to help realtors, lenders, and new buyers understand more fully the leasing process. Please let us know what you think-the site was created for the community and for the benefit of all homeowners in the Estates.

## Your Newsletter Is Changing Format

Starting in the fall of 2008 we will *no longer* be mass mailing a hard copy of the Tan-Tar-A Estates Newsletter to homeowners. There will be several alternative options that you may choose to still receive the publication: 1) You can read or download the document from the website; 2) You can request to have us email it directly to you at your email address; or you can pick-up a paper copy at the TTAE Management Office. We are making efforts to save our trees and to reduce the cost of printing and mailing the newsletter to you. We hope that this change does not cause you any inconvenience.



## Returning Seasonal Employee

Kathy Witt will be re-joining our staff in April of 2008 and will be with us until late fall. Her duties will be the care and maintenance of our pools and the landscaping in the Estates. She will be working under the supervision of the Property

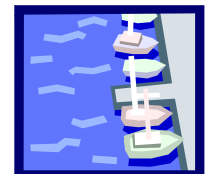
Manager and operating out of the Cedar Glen Pool facility. As a much valued employee-we welcome her back to our staff!

## 2008 Deadline for Re-Foaming Docks Is Fast Approaching

A reminder for Tan-Tar-A Estates dock owners .... **you have until December 31, 2008, to replace all non-encapsulated foam flotation material with encapsulated floats approved by AmerenUE.** For information on what types of flotation material are acceptable, please see Ameren's Dock Specification Guidelines: [www.ameren.com/ENVIRONMENT/ADC\\_EV\\_Flotation.asp](http://www.ameren.com/ENVIRONMENT/ADC_EV_Flotation.asp). Replacement of non-encapsulated foam on the dock owned by Duenke Enterprises, LLC will be done; weather permitting, during the first two weeks of April.

## Dock Space Available

Do you need a place to moor your boat or PWC this summer? We still have slips available. For



information about dock space, contact Tina Carr at the Duenke Enterprises LLC office, (573) 348-1758.

## WHAT'S UP! COMMUNITY EVENTS

Please follow the link below for information about local events in the area:

[www.funlakelife.com/events](http://www.funlakelife.com/events)

Or the calendar on the TTAE Website

[www.tantaraestates.com](http://www.tantaraestates.com)

## Estate Contact Information:

### Tan-Tar-A Estates Management Office



Cedar Glen Pool  
864 Moongate  
Osage Beach, MO 65065  
**(573) 348-2706**  
Fax: (573) 348-2661

**Office Hours:** 8am – 4pm (Mon-Fri)

**General E-Mail:** [info@tantaraestates.com](mailto:info@tantaraestates.com)

**Web Site:** [www.tantaraestates.com](http://www.tantaraestates.com)

**After Hours/Emergency Contact:**

(573) 348-1758

*Do you have news to share or ideas for the newsletter? Please contact the editor at [editor@tantaraestates.com](mailto:editor@tantaraestates.com) or call, fax or write the office.*