



Fall Newsletter 2025



President

Dear Landowners,

I am always grateful for the opportunity to pause and connect with you. Forbes is such a unique and beautiful place, and it is not only our lakes, forests, and wildlife that make it special—but also our landowners. I invite you to join us for our **end-of-summer picnic on September 13th, 12-4 pm** at the RV Park Pavilion and our **Annual Meeting on October 18th**. Both gatherings allow us to strengthen our sense of community and build positive bonds that help us work together when challenges arise—whether it's a dam repair or differing opinions.

This year, we made major progress toward becoming more self-sufficient in our maintenance operations. We added a John Deere Backhoe Loader and a Buffalo Turbine Blower to our fleet, and we welcomed Vinson McCowan to our staff. Vinson has already proven himself a capable, hardworking operator, and with these resources our maintenance team has been able to clean and restore a growing number of culverts and ditches throughout the park.

Of course, 2025 has also brought challenges. One of the most significant was the Bob Dam mediation. After installing a segmented cement overflow pipe, we discovered seepage between the joints, showing it had not been properly installed. Mediation determined that, after a camera inspection, Allegiers Martin and Associates (AMA) would design a corrective plan. AMA recommended that Ace Pipe Cleaning perform trenchless rehabilitation, injecting grout to seal the joints. Once this is completed, the contractor MBMEX will be paid the remainder of the contract plus \$15,000, with all parties covering their own attorney fees. Although the repair was delayed due to equipment issues, it is now expected in August, after which Bob Lake can begin refilling.

Additionally, on June 4, Forbes received a Demand Letter from the Missouri Department of Natural Resources (DNR), which is available on our website. After consulting with landowners and meeting with DNR representatives, the Board determined it was in the best interest of the Park to appeal. We engaged Aimee Guzman Davenport of Stinson, LLP—a highly experienced environmental attorney with more than 20 years of expertise in Clean Water Act disputes and previous service as Deputy General Counsel to the Missouri DNR. We are fortunate to have her representing us. While an evidentiary hearing is scheduled for November 4–5, we are hopeful for a settlement with the DNR prior to that date, so Forbes can move forward with wastewater management solutions.

My hope is that by the Annual Meeting, these matters will be resolved, allowing us to focus on the joy of being a Landowners Association. That means events for all ages, community celebrations, amenities everyone can enjoy, and monthly meetings that people look forward to—not out of obligation, but because they're fun and meaningful.

Let us return to what Mr. Forbes envisioned: a thriving community with well-maintained roads, great amenities, abundant nature, fishing, boating, and most importantly—neighbors who enjoy one another's company.

With gratitude,

Becky Cook

President



Board Of Directors

President

Becky Cook

President@forbesmo.org

Vice-President

Pat Meister

Vicepresident@forbesmo.org

Treasurer

Bill Drefs

Treasurer@forbesmo.org

Secretary

Ernest Wroda

Secretary@forbesmo.org

Director

Greg Block

Director@forbesmo.org

Office Administrator

Lenora

lenora@forbesmo.org

660-223-8523

Park Superintendent

Gary Hallock Jr.

660-723-4950

Asst. Park

Superintendent

Vincent McCowan

660-723-4336

Shop

Phone: 660-223-0490

maintenance@forbesmo.org

Forbes Lake of The Ozarks Park

Land Owners Association

26506 Gardiner Road

Edwards, MO. 65326

agreatday@forbesmo.org

Phone: 660-438-4039

Fax: 660-438-4093

Office Hours

June 1st - October 3rd

Open Sunday-Thursday

9:00-3:00

Closed Holidays

And during Administrator's vacation

Park Superintendent

This summer has been great. We have been working hard getting the park in good shape for everyone to enjoy. With the two tractors we have for road mowing, we have been able to get the road mowing done in record time and looking better than ever. We have one last mowing to do in September then onto backslope and vertical cutback. The new leaf blower that we have, has been a great asset to have and has greatly reduced the road damage due to the leaf build up in the culverts and catch basins. The new backhoe is doing great; we have replaced 3 culverts with it and have been able to clean out several ditches that have filled up with gravel from all the rain we had

this spring and early summer. There are 3 new gates that we have put one on Sekimoto, one on Koch, and one on crabby. We have one more planned to go in on Rachael hopefully by October. The RV Park has been very busy this year and is fully booked up for Labor Day weekend. As always if you have any questions or concerns, please contact me at 660 723 4950 or email me at maintenance@forbesmo.org. thank you and have a great fall.

Gary Hallock Jr.



Treasurer's Report

As Treasurer, I am pleased to report that despite challenges this year, including legal uncertainties and necessary equipment purchases, we have successfully met or remained within our budget forecast in most areas. This accomplishment is a testament to the hard work and dedication of our Office and Park employees.

However, I must bring to your attention that approximately 8% of lot owners currently have outstanding and unpaid assessments. This is a serious concern for the Board and for the many faithful landowners who consistently meet their financial obligations on time. We are actively pursuing all legal avenues to collect these delinquent assessments to avoid the need for increased assessments .

Sincerely,
Bill Drefs



Treasurer



ECC

The purpose of the ECC is to assist all landowners with any project they desire to improve their land. We provide the guidelines and suggestions so the project can be accomplished and to monitor compliance with the Forbes LOA Covenants and By-Laws. This helps to endure attractiveness of Forbes Lake of the Ozarks Park, to prevent nuisances, to preserve, protect and enhance the values and amenities of Forbes Lake of the Ozarks Park.

As directed by the Forbes LOA Covenants, PRIOR to any improvements or construction on your lot, you must contact the office or procure the proper forms from the Forbes website. The 2 most requested forms are the Project Approval Handbook and the Small Project Request.

The Project Approval Handbook is used for new home construction, including all items that are included with building a new home. If you plan to build a home, prior to construction you must obtain a project approval package. Complete and attach any required documents, then submit to the Forbes LOA office/ECC Committee for approval and a construction permit.

Please be aware, you cannot start construction without an ECC Permit.

The Small Project Request is used for improves that are non-residential in nature. Some examples are:

Tree removal (if over 6")
Culvert Installation
Driveways Garage/carport
Fences

Storage Buildings

You can contact the ECC with your questions to determine which form is required.

The property owner is responsible for compliance with county and/or state regulations, along with the Forbes LOA Covenants and By-Laws.

We are here to help! We have included our most "Frequently Asked Questions" on the next page.

If you have any additional questions, please email one of the following:

ecc@forbesmo.org

ecc2@forbesmo.org

Volunteers needed for the following Committees : ECC Lakes & Wildlife Strategic Planning Events



A link for the YouTube live stream of Board Meetings will be emailed every month to landowners.

*Annual Meeting
Saturday, October 18th
10:00 am*



ECC Continued

Frequently Asked Questions!

Are there specific contractors who are approved to construct homes in Forbes?

No. The ECC does not recommend specific contractors. We suggest that you contact the Warsaw Chamber of Commerce (660.438.5922). They can provide you with a listing of local contractors as well referring you to other Chambers or Better Business Bureaus in the area.

"Word of mouth" advertising has always been known as a dependable source of information about a business. You may want to check with our home owners to see if they were satisfied with their general contractor. Local residents can also be a good source of information about reputation of contractors.

There are currently no contractors who are not allowed to operate in Forbes.

What are the restrictions on house size, etc. from Covenants and By-Laws?

We've included ARTICLE VIII "Protective Covenants" on the next page for quick reference. It's

important that you become familiar with these restrictions. Minimum square footage is one thousand (1,000) in the main floor area. Mobile homes are not allowed in our Park. A mobile home is titled by the State of Missouri the same as a motor vehicle while permanent residences are taxed as real property.

Can a camper be used during construction for temporary housing?

The ECC may grant a permit for use during construction if construction is being '**diligently pursued**'.

What if we fail to complete construction within the twelve (12) month time limit?

The ECC will ask the Board of Directors to approve an extension under certain circumstances.

Can a storage building or garage be constructed prior to building our home?

Once 'diligent work' has been started on home construction, **a storage facility can be erected with ECC approval.**

Are there restrictions on specific housing styles, colors or building materials?

Approval by the Board of Directors is handled on a case-by-case basis always with the objective that any structure is in harmony with the Forbes environment and meets industry standards.

Can brush be cleared/burned prior to construction?

Yes, with restrictions; removal of trees greater than 6" in diameter must be approved by ECC.

Debris can be burned as long as it is in 'receptacle having a properly operating spark screen'.

Please remember that Missouri law holds anyone 'striking the match' financially responsible for any damage done to properties.

What about docks on lakes?

There are two (2) types of lakes; private (part of Forbes) and public (Lake of the Ozarks). Docks on Lake of the Ozarks are governed by AmerenEU and permits must be obtained from them (Ameren.com\LakeOzarks). Forbes lakes are common area and docks which are private property cannot be constructed on common areas. Plans for boat ramps on your property as with any other structure must be approved by the ECC.



Strategic Planning

The Strategic Planning Committee has been meeting throughout the year primarily working towards the goal of becoming self-reliant on maintaining and rehabilitating the Park.

The purchase of the John Deere Tractor, the Backhoe Loader, and the Buffalo Turbine Blower allows our maintenance department to address the majority of our park's maintenance needs in a timely manner allowing them the time to and ability to look to areas of the park that are in need of rehabilitation.

To help communicate the progress our maintenance team is making with our landowners, a new large map and bulletin board has been made and put up on the back wall in the commons room at the Forbes Lake of the Ozarks Park, LOA office. As improvements are made such as culverts are replaced, the installation of the remaining ten gates, the replacement of split rail fencing with metal fence, and the ditches re-established they will be indicated on the map and bulletin board.

Our three-year plan prioritized purchasing the necessary equipment to maintain our park during the first two years. We are looking forward to being able to move on to the next phase which is the improvement of amenities. If the budget allows and the board agrees, we would like to establish a 50-person picnic shelter at Bob Lake along with a small playground, move the current gazebo at Bob Lake to Turtle Pond, and put in a small playground at Turtle Pond. It was suggested at a board meeting to place a picnic shelter behind the dam at Forbes Lake so this is an option we will be looking into next.

The idea behind the shelter(s) at the lakes is to give a place for families and our Forbes community to meet and socialize next to our greatest amenities - our lakes! Family reunions can include lakeside fishing, kayak races, and family boat rides. We did purchase two fishing kayaks and two two-person kayaks which are available for use by landowners and their guests. Landowners may arrange a check-out for the kayaks through the Forbes' Office.

Some small projects that we will have completed for the end of summer picnic this September are: Pickle Ball lines painted on the tennis court and a padlocked box that uses the gate code that contains pickle ball paddles and balls and tennis rackets and balls attached to the bath house, We are installing two Horseshoe Pits at the RV park along with a padlock box containing two Horseshoe sets that are being donated by Pat and Bill Meister.

The Strategic Planning Committee is always looking for input from our community or members who would like to join our committee. We meet the first Wednesday of every month at 11:00 - 12:00 in the commons room. Drop in and give us a visit!!



EVENT'S COMMITTEE



The events committee is the place to be! You, yes you! You too can be a member of the events committee! Imagine getting to plan the next great event!!

Do you like cooking? Plan a cooking demonstration event!

Do you like craft shows? Plan a craft show in your very own local commons room!

Do you like to fish but aren't sure which lures to use? Find a local expert and plan a fishing excursion for Forbes members only!

The Events Committee can really use some help with additional members. We have worked hard to provide one to two events every month but we would like to try to meet the interests of a wider variety of our members and could use the great minds and enthusiasm of our membership! If you are interested, please email Becky Cook at president@forbesmo.org.

The fishing tournament was excellent! Everyone caught fish and there was a winner in every category! Many local merchants donated door prizes and everyone who attended brought home an excellent prize. I would like to take the time to recognize the people who worked hard to make this happen. The food tasted like summertime on the grill thanks to the excellent grillmanship of Bobby Ogden. We all enjoyed the watermelon fish sculpture made by our very own Becky McClure. The lake access was beautifully cut and set-up by our maintenance department JR, Vinson and Phil, the food and tables were prepared by Judy Doll and Lenora Ogden, and our official fish measurer was Cory Cook. Helping stay to clean up, among others already mentioned was Pat Meister. It truly was a small army of volunteers working hard to provide this special day.

Some upcoming events are the end of summer picnic, fall garage sale, winter craft show, jewelry making day, and Halloween Trunk or Treat. A calendar with dates will be coming out soon.

The end of summer picnic will be at the RV park. The strategic planning committee is getting the park ready with horseshoe pits, pickle ball lines on the tennis court, pickle ball paddles and balls, and tennis rackets and balls. We will have a Horseshoe contest and a Cornhole contest. Tickets for door prizes will also be handed out with numbers called every half hour.

We would like to have a craft fair in January or February. If you, someone you know, or if you have a suggestion of a great crafter, please send me an email at president@forbesmo.org

Thanks to all of the great volunteers over the past year who have helped with events! A special shout out to Becky McClure and Judy Doll who worked on all of last year's events!!

-Becky Cook
President





Upcoming Meetings

Assessments are due October 1st each year. Assessments are \$185.90 per lot for the coming 2025-2026 Year. If you have not received your statement by the end of September please call the office. There is a \$5.00 late fee per lot, for each month you are late. A lien will be filed if Assessments & late fees are not paid in full by 12/31/2025
 Phone:
 660-438-4039



2025 Office Holidays Observed

Monday September 1st
 Wednesday, Thursday & Friday
 November, 26th, 27th & 28th
 Wednesday & Thursday
 December 24th & 25th

Office Closure Notice

Please note that the office will be closed for vacation on the following dates:

- September 2–4, 2025
- October 20–24, 2025
- October 27–31, 2025
- November 20–21, 2025
- November 24–25, 2025
- December 26, 2025
- December 29–30, 2025

During this time, I will still be reachable by email and will check phone messages daily.

Email: lenora@forbesmo.org



Monday, September 15th 6:00 pm
 Saturday, October 18th 10:00 am
 Monday, November 17th 6:00 pm
 Monday, December 15th 6:00 pm

Please note the change.
 Annual Meeting
 Saturday, October 18th 10:00 am

For Reservations at the RV Park or to reserve a boat on one of the private lakes please visit our website

Fall is here and it is almost time for our Annual Meeting and the election for Directors of the Board. The Annual Meeting will be held on October 18th. The final date for submission of a candidate's nomination for the Board is August 19th. This year we have one vacancy to fill. As of this date, we have one applicant for the Board. We are still seeking forward-thinking individuals who are willing to put forth some new ideas and the means of supporting these ideas. Our primary goal for the Board of Directors are a group of men and women who will represent our community in a responsible, interactive, creative fashion. Continuing with the initial goals of Forbes Corporate to develop a residential community and protect the park we live in and enjoy. Essentially the Board is a planning and management committee with Bylaws and Covenants that outline the conduct and intent of the organization. The Board is elected to carry out and direct the wishes of the Members and function in a Fiduciary manner.

Visit Our Website
www.forbesloa.com



Bio for Pat Meister, candidate for Forbes LOA Board of Directors.



To the Members of the Forbes Lake of the Ozarks Park Community,

I have had the pleasure of living full-time in Forbes Lake of the Ozarks Park since 1998. Over the years, I have been honored to serve our community in many capacities, including as Vice President, Treasurer, and President of the Board of Directors. I am currently serving as Vice President and have stepped in to fill Board vacancies whenever the need has arisen.

One of my most significant contributions was negotiating a 20-year contract with CO-MO Connect, which secured fiber internet and phone service for the LOA at no cost beyond applicable taxes. I also helped streamline and safeguard the LOA's finances by consolidating all accounts into a single, federally insured bank.

In addition to my Board roles, I have served multiple terms on the Environmental Control Committee (ECC).

I am deeply committed to the continued success and growth of our community. With my extensive Board experience and active involvement in meetings and decision-making, I believe I bring valuable insight and leadership. I am ready and willing to dedicate the time and effort needed to help move Forbes in a positive direction.

Thank you for your consideration and continued support.

Pat Meister

Elections

ARTICLE VI. DIRECTORS; NOMINATION; ELECTION; REMOVAL; REPLACEMENT

1. **Nomination.** Nomination for election to the Board of Directors shall be made: by (a) in writing and signed by a Member or Members holding at least five votes; (b) in writing signed by a Director. Written nominations must be agreed to and accepted in writing by the person nominated therein and state that person's willingness to serve if elected, and the nomination must be received by the Secretary (or A.S.) at least sixty days (60) days prior to the meeting at which the election is to be held. Nominees may be Members or non-Members.

Lakes and Wildlife

Nature and Recreation Thriving at Our Lakes and Park

The lakes are looking fantastic this season, with trophy fish being caught on both Forbes Lake and Bob Lake. Wildlife sightings have been incredible, featuring families of turkeys with their young, elusive bobcats, and of course, the ever-present deer, majestic eagles, and soaring hawks. The park itself remains a stunning natural retreat.

Our dedicated maintenance team continues to do an excellent job, ensuring that the grounds and facilities are well cared for and inviting. The boat ramps onto Lake of the Ozarks offer convenient access to the water and serve as perfect spots for picnics and gatherings.

Whether you're looking to live here or visit, this area truly offers something special. Come on down and experience the beauty and wildlife for yourself!

Dirk Martin & Bill Drefs



Join us every Wednesday for Coffee at the Forbes Community Room at 9:00 a.m.

